



City of Pensacola

Architectural Review Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

May 16, 2024, 2:00 PM

Hagler-Mason Conference Room, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 24-402 APPROVAL OF APRIL 18, 2024 ARB MEETING MINUTES

Attachments: 4-18-24 ARB minutes

OPEN FORUM

NEW BUSINESS

2. 24-403 1400 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
EXTERIOR ALTERATION AT A NON-CONTRIBUTING STRUCTURE

*Attachments: Images
Application and Materials*

3. 24-404 710 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY
COUNCIL DISTRICT 6
NEW DRIVEWAY AND PATIO AT A CONTRIBUTING STRUCTURE

*Attachments: Florida Master Site File Form
Images
Application and Materials*

4. 24-409 704 E. JACKSON STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY
COUNCIL DISTRICT 6
NEW ACCESSORY DWELLING UNIT AT A CONTRIBUTING STRUCTURE

Attachments: Florida Master Site File Form

Images
Application and Materials

5. 24-412 411 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 & R-NC / CITY
COUNCIL DISTRICT 6
EXTERIOR IMPROVEMENTS AT A NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

6. 24-413 18 W. WRIGHT STREET
NORTH HILL PRESERVATION DISTRICT & PALAFOX HISTORIC
BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
NEW WINDOWS AT A CONTRIBUTING STRUCTURE

Attachments: *Images*
Application and Materials

7. 24-415 200 E. ZARRAGOSSA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL
DISTRICT 6
EXTERIOR SITE IMPROVEMENTS AT A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File Form*
Images
Application and Materials

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1606 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

City of Pensacola
222 W. Main Street
Pensacola, FL
32502

April 18, 2024

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

Members Present: Derek Salter, Yuri Ramos, George R Mead, II,
Jordan Yee, Brian Spencer, Lou Courtney, Ross
Pristera

Members Absent: Anna Fogarty

Also Present: Historic Preservation Planner Walker, Assistant
Planning & Zoning Division Manager Harding,
Deputy City Administrator Forte, Christine Spence,
Todd Alford, Susie Johnson, Rob Zimmerman, Alex
Grace, Rachel Schill, Will Condon

APPROVAL OF MINUTES

1. 24-206 APPROVAL OF MARCH 21, 2024 ARB MEETING MINUTES.

Board Member Ramos made a motion to approve the May 21, 2024 ARB minutes.
Chairperson Salter seconded the motion and it carried 6-0.

OPEN FORUM

NEW BUSINESS

2. 24-170 514 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
CARPORT ENCLOSURE AT A NON-CONTRIBUTING STRUCTURE

Greg Uzdevenes is seeking approval to enclose an existing carport to create a
garage by adding an east wall to match the existing structure and a Haas 2000

series garage door.

Greg Uzdevenes and Nancy Fetterman presented to the board. Mr. Uzdevenes provided photographs of the neighboring property for the board to review as justification for the garage enclosure and noted that the homeowner has been attacked by hornets from the neighboring property. Chairperson Salter asked about past meeting minutes regarding the carport. Historic Preservation Planner Walker noted the plans were approved in April 2017 and returned to the board in September 2019 with a different architect and minor changes, but neither meeting minutes included discussion about the proposed carport or future use as an enclosed garage. Chairperson Salter asked Advisor Pristera about any other examples of street-facing garages in the Pensacola Historic District. Mr. Pristera answered he was unaware of any that face this close to the street. Board Member Spencer noted the photographs should be shared with other city staff, such as Deputy City Administrator Forte who was present. Board Member Spencer noted that the board should support the applicant's request to enclose the garage due to the impact from the neighboring property. Board Member Ramos asked for clarification about the carport in previously approved plans and Historic Preservation Planner Walker answered the carport was proposed and approved, but there was no major board discussion about it. Board Member Yee asked if the enclosure and garage door were meant to be screening from the neighboring property. Mr. Uzdevenes answered it was to keep the hornets out. Ms. Fetterman shared that a garage was not previously proposed because the board would likely not approve it and the garage is now being proposed to avoid hornets and the neighboring property. The carriage style door was chosen to match the shape of the front door. Chairperson Salter asked Advisor Pristera to share insights into the impact on the district, if approved. Mr. Pristera shared that a compromise can be found for a garage door with appropriate lites that will complement the house and the district. Board Member Courtney agreed with Mr. Pristera.

Board Member Mead asked staff for the status of any open code enforcement cases. Historic Preservation Planner Walker was unsure at the time but would explore that question with code enforcement. Board Member Mead asked the applicant if action were taken on the neighboring property, would it remedy the applicant's issue. Ms. Fetterman answered that it would help the situation. Chairperson Salter noted that allowing the garage enclosure would create an architectural element that is not a historic feature and not something that is associated with the character of the district. Chairperson Salter noted he is not against screening to reduce visibility from the neighboring property but does not support the enclosure with a garage door. Mr. Uzdevenes asked about other new construction with garage doors in the same district. Chairperson Salter noted those were likely site specific developments along Bayfront Parkway, in the same district, but with different standards. Board Member Spencer asked for clarification about properties near Oyster Bay and if those are site specific developments. Assistant Planning and Zoning Division Manager Harding confirmed the referenced properties are in the Crown Cove area with garages facing the rear. Board Member

Spencer noted he is in favor of the proposal because it is narrow and not a standard double garage door since the proposed opening is only 8 feet wide. Board Member Spencer offered an alternative of a door that looks like folding louvers or apply a composite material shutter in panels so from the street it looks like louvered panels. Historic Preservation Planner Walker confirmed that 518 E. Government Street has had an open code case since June 2023, accruing \$25 a day in fines until wood rot on the exterior siding is rectified and code enforcement is checking to see if there are any additional open cases.

Board Member Mead made a motion to enter a resolution that the city undertake affirmative enforcement of standards within the district such that the board will not have these applications trying to adapt properties to avoid nuisances, which defeats the purpose of our districts. Board Member Salter seconded the motion and the motion passed 5-1 with Board Member Ramos dissenting.

Chairperson Salter noted his understanding for the need of screening though he would not be in favor of a solid wall and that is the only compromise that would meet the intent of the code. Mr. Pristera noted that the side walls may create the appearance of an open garage rather than a screened carport. Mr. Pristera noted an enclosure with the right details will complement the structure and seem more like a carriage house addition. Board Member Ramos noted the reasoning for adding the garage is not just, though he is sympathetic toward the homeowner's issues with the neighboring property. The sides of the carport should be left open with no garage door and perhaps a taller fence could help screen from the neighbor. The reasoning does not warrant the impact on the neighborhood.

Board Member Spencer made a motion to approve the application for the enclosure of the carport with a carriage house style door no greater than 8 ft. in width with the inclusion of a transom glass feature that if necessary to be approved as an abbreviated review. The motion failed with no second.

Board Member Ramos made a motion to deny the application without prejudice because the proposal would detract from the character of the district. Chairperson Salter noted the denial was based on Sec. 12-3-10(1)d.2.ii.a. Chairperson Salter seconded the motion. The motion carried 5-1 with Board Member Spencer dissenting.

Board Member Yee noted he would be open to other door options such as the louver or flush mounted that looks like wood siding.

3. 24-171 611 CROWN COVE
PENSACOLA HISTORIC DISTRICT / ZONE SSD / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

SMP Architecture is seeking approval for exterior alterations at a non-contributing structure including new canopies and window configuration on the north elevation, new asphalt shingle roof, new Weather Shield windows and doors with simulated divided lites with an internal spacer bar and interior and exterior grille bars, new Hardie siding and paneling, exterior paint, hardscaping, and new fixtures.

Isabella Spencer and William Brantley presented to the board. Board Member Mead asked about the reasoning to maintaining the garage door facade though the garage is being removed. Mr. Brantley noted it will look like a punctured wall to aim the focus toward the entry door. Board Member Ramos complimented the plans and asked why the divided lites were removed on the second floor only. Mr. Brantley answered divided lites give a sense of scale and texture and the lack of divided lites on the second floor will preserve the view. Board Member Ramos suggested removing the simulated divided lites on the third floor as well.

Board Member Spencer recused himself from the vote. Board Member Mead made a motion to approve. Board Member Ramos seconded the motion and it carried 5-0.

4. 24-172 431 E. ZARRAGOSSA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Highpointe DBR, LLC is seeking approval for exterior alterations at a contributing structure including new Hardie plank lap siding with a 7 1/4 inch exposure, new Kolbe aluminum clad windows on the front and Jeld-Wen aluminum clad windows on the sides and rear all with simulated divided lites, replacement wood porch decking and railing, exterior paint, a new solid oak door, and a gas light fixture.

Damian Schrey presented to the board. Chairperson Salter asked Mr. Pristera to weigh in on the proposed siding and window replacements. Mr. Pristera visited the property and the windows are in very bad shape and have likely been changed over time. The siding is also in bad shape. Mr. Pristera asked about the 7 1/4 inch siding reveal. Mr. Schrey answered he was mimicking other reveals in the area. Mr. Pristera noted a 6-inch reveal would be more appropriate and Mr. Schrey was open to the suggestion. Board Member Courtney noted that a 5.5 inch reveal looks more appropriate than 6 inch. Mr. Schrey noted the existing reveal is around 5.5 inch. Mr. Pristera asked if the window and door trim will be matched. Mr. Schrey answered the trim will be matched in size but with Hardie. Board Member Ramos asked if the windows will be nine over six. Mr. Schrey answered the front will be nine over six and the sides and rear will be six over one and that the existing windows are a mixture of lite types. Mr. Pristera noted he would prefer six over six or two over two and it would match the style of the house better. Mr. Schrey answered that two over two will work.

Board Member Yee asked Mr. Pristera his opinion on the regular Hardie versus the

artisan line. Mr. Pristera noted the thicker Hardie product is better for the cottages in this district. Mr. Schrey noted the additional cost for the artisan line and a cheaper option would be using Hardie trim. Chairperson Salter complimented the application packet.

Board Member Mead made a motion to approve with the modifications to the windows as discussed by Mr. Pristera on the record and with a stipulation on the siding, that it be either the Hardie artisan line or Hardie trim. Board Member Ramos offered an amendment that the trim around the windows and doors be replaced with the same profile but with a new material. Mr. Pristera requested an amendment from a board member regarding the reveal. Board Member Mead offered an amendment that the siding reveal be 5.5 inches and accepted Board Member Ramos' amendment. Board Member Courtney seconded the motion and it carried 6-0.

5. 24-173 424 W. LLOYD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL
DISTRICT 6
CHIMNEY REMOVAL AT A CONTRIBUTING STRUCTURE

Weathertite Roofing of NWFL is seeking approval to remove three chimneys from a contributing structure. All three chimneys have been capped and are deteriorating.

Robert Zimmerman presented to the board. Mr. Zimmerman shared two additional photographs depicting the deteriorating conditions of the chimneys. Chairperson Salter shared that the North Hill Preservation Association had no objection to the request. Mr. Pristera noted that the front most chimney is integral to the wall and asked if the removal was at the roof line or all the way down. Mr. Zimmerman answered the chimney would be removed just below the roof line. Mr. Pristera noted he is not opposed to the two rear chimneys being removed but the front chimney could be rebuilt. Mr. Zimmerman noted there is no way to know if the front chimney is structurally sound down the side of the structure. Mr. Pristera suggested a faux chimney be installed to replicate the front chimney. Mr. Zimmerman noted the two rear chimneys will be taken down just below the roof line. Board Member Courtney asked about the appearance of the chimney in the attic. Mr. Zimmerman said it is crumbling but there is no danger in leaving the chimney below the roof line. Mr. Zimmerman asked if a faux chimney could be another material. Mr. Pristera answered a faux chimney could be an alternative material with a brick veneer. Rachel Schill, homeowner, addressed the board. Ms. Schill noted the front chimney causes the most damage through water intrusion and overall deterioration. Several board members agreed that a stucco treatment on a faux chimney stack would be appropriate. Chairperson Salter noted the front chimney is not a defining feature of the home and would approve the removal of all three chimneys. Board Member Ramos noted the two rear chimneys could be removed but the front chimney provides balance through a minor role. This structure is fairly unadorned, so the front chimney could be removed, and Board Member Ramos

does not agree with the faux chimney option. Board Member Ramos asked the homeowner if repair quotes were obtained or if there was hope to use the chimney in the future. The homeowner answered no.

Board Member Ramos made a motion to approve the application as submitted. Board Member Spencer seconded the motion and it carried 5-1 with Board Member Courtney dissenting.

6. 24-174 104 W. ROMANA STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
NEW OPENING AND ENTRY DOOR AT A NON-CONTRIBUTING STRUCTURE

Arcadia ICR Group, LLC is seeking approval to remove brick on the south elevation to create a new entry opening with brick sides, a beadboard ceiling painted Woodlawn Blue, a Gulf Armor Wood Glazed In-Swing Exterior Door in a dark walnut finish, and a gas light fixture. Arched brick will be added above the opening and shutters to the sides to match existing.

Todd Alford presented to the board. Chairperson Salter asked about the material for the sides of the alcove. Mr. Alford answered it will be an 8 inch Hardie lap siding. Chairperson Salter asked about the proposed inoperable shutters. Mr. Alford noted some existing shutters are operable, but all shutters will be made inoperable. Mr. Pristera noted that the alcove does not need shutters and Mr. Alford agreed. Mr. Pristera asked about a smooth or stucco finish for the interior of the alcove rather than lap siding. Mr. Alford noted a smooth stucco finish could be implemented rather than lap siding. There was discussion about ADA compliance for the building and Mr. Alford noted there is an existing ADA entrance.

Board Member Mead made a motion to approve as submitted with the deletion of the non-operable shutters and substitution of stucco on the interior of the alcove. Board Member Yee seconded and it carried 6-0.

7. 24-178 31 E. WRIGHT STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
NEW STOREFRONT DOORS AT A CONTRIBUTING STRUCTURE

Carter Quina is seeking approval for new aluminum storefront doors in bronze on the north elevation while retaining the Spanish Revival style.

Andrew Guarisco on behalf of Carter Quina presented to the board. Mr. Guarisco distributed a new elevation document to the board. The board discussed the previous style of the structure before the Spanish Revival details were added in the 1970s. Board Member Courtney noted the ceramic medallion detail that was

installed around 1990 and asked if it could be salvaged. Mr. Guarisco shared that it likely cannot be removed without being damaged. The board discussed options for reusing the medallion if possible.

Board Member Mead made a motion to approve the application with the provision that the bullet ornament in the central arch area that is to be removed be examined for affixing it an appropriate way in the upper field of the arch element of the facade and if there is infeasibility in that regard it should be submitted for abbreviated review for determination if the element should be deleted. Board Member Courtney seconded the motion and it carried 6-0.

8. 24-199 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL APPROVAL TO REMOVE ROOFTOP FLOOR AND MINOR CHANGES TO
PREVIOUSLY APPROVED PLANS

Buck Lindsay is seeking final approval to remove the eighth / rooftop floor, adding a second-floor patio at Palafox and Cedar Streets, removing the mid-block Palafox Street entrance and canopy, minor adjustments to the building footprint, and minor adjustments to the Cedar Street entrance vestibule. This project received final approval at the December 2023 meeting.

Alex Grace and Christine Spence presented to the board. The applicants distributed a document that highlights the proposed changes. Mr. Pristera asked the applicant if the black metalwork at the Palafox and Cedar Street corner could be brought down to the second level to remove the white band element and white column. Mr. Grace agreed that the corner could be reworked to incorporate the board's comments. Chairperson Salter noted the proposed signage location does not relate to the building as well, now that the eighth floor is removed. The building seems imbalanced. Board Member Yee asked for clarification on which proposed rendering is accurate in the packet. Historic Preservation Planner Walker noted that there was a discrepancy between what was provided electronically and in hard copy format. The board discussed the variation in renderings, particularly the corner of Palafox and Cedar Streets. Chairperson Salter noted the corner now has three very different elements with the ground level, the large white column, and the metal structure that is set back. Continuing the black metalwork downward could help with the issue. Board Member Yee echoed the comments of other board members regarding the corner element. Mr. Grace asked the board about removing the signage entirely. Board Member Mead answered he has no issue with the signage. Mr. Grace noted the large white column will be replaced with steel posts to mirror the galleria below, the horizontal band will be removed, and focus will be placed on the signage at the corner. Chairperson Salter encouraged the applicant to explore all options to address the board's feedback. Mr. Grace shared the goal to be shovel-ready by September.

Board Member Mead made a motion to approve the project requiring an abbreviated review to carry the glass and metal elements on the corner down from the third level to the second level with appropriate supports that match the language in the porch area, the parapet and / or signage be modified on the corner in a manner consistent with the comments to also be submitted for abbreviated review with encouragement to be creative. Chairperson Salter clarified that the second level should not be enclosed in glass, but rather carrying the language down. Board Member Ramos seconded the motion and it carried 6-0.

9. 24-202 706 E. LA RUA STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR NEW CONSTRUCTION OF LODGING HOUSE AND ACCESSORY STRUCTURES AT A CONTRIBUTING STRUCTURE

Dalrymple Sallis Architecture is seeking final approval for a new 2.5 story multifamily lodging house and accessory structures to accompany a contributing structure. The lodging house matches the existing contributing structure and site improvements will include a swimming pool, a small accessory structure, and screened parking. This project was denied without prejudice for conceptual approval at the February 2024 ARB meeting. The building official has reviewed the plans and, per the Florida Building code, the existing structure and new construction can be on the same lot, treated as non-separated occupancies, so long as life-safety is incorporated into the existing structure including sprinklers, smoke detectors, and any other requirements for life safety.

Scott Sallis presented to the board. Chairperson Salter shared Old East Hill property owner association's comments including that the finished floor should be a minimum of 24 inches and consideration should be given to the appropriateness of the turret structure. Mr. Sallis spoke of the challenges of meeting a finished floor elevation of 24 inches and accommodating the required ramp for accessibility. Board Member Mead asked about the asymmetrical doors on the porch. Mr. Sallis noted the commercial occupancy requires accessible entry, which is causing the asymmetry. Board Member Mead noted insufficient screening for the condensing units in the parking area. Mr. Sallis answered the units will be screened from the street because of the elevation change and surrounding vegetation and final details will be solidified with civil plans. Board Members Spencer and Yee complemented the massing and overall design of the proposed plans. Board Member Ramos commended the applicant for capturing the architectural essence of the existing contributing structure and noted the condensing units are appropriate near the parking area. Chairperson Salter also commended the proposed plans. Board Member Courtney echoed the board's compliments.

Board Member Spencer made a motion to approve the submission with an understanding that the applicant has the benefit of civil engineering drawings to include no less than 24 inch elevation change from grade to FFE. Board Member

Mead offered an amendment to have the civil plans submitted for abbreviated review. Board Member Spencer accepted the amendment. Board Member Mead seconded the motion and it carried 5-1 with Board Member Courtney dissenting.

ADJOURNMENT

ARB Comments**North Hill Preservation Association**

April 17, 2024

The North Hill Architectural Review and Assistance Committee (ARAAC) reviewed the one item pertaining to North Hill which is on the ARB agenda for April. The committee had the following comments:

**Item 5
Contributing Structure**

424 W. Lloyd Street

North Hill Preservation District

Weathertite Roofing is requesting approval to remove three chimneys to below roof line due to failing structural integrity. All three chimneys have been capped and are deteriorating. They will be removed, decked like adjacent roof, and shingled over to match existing roof.

1. We have no objections to this request.

Respectfully submitted,

North Hill Architectural Review and Assistance Committee (ARAAC):

Deborah Hart, member North Hill Preservation Assoc.; ARAAC Chairperson

Lisa Bradley, treasurer, North Hill Preservation Assoc. Board of Directors

Bobbi Godwin, member North Hill Preservation Association

Lee Hansen, member North Hill Preservation Association

Kathy Sandstrom McKean, member North Hill Preservation Association

Adrienne Walker

From: Christian Wagley <christianwagley@gmail.com>
Sent: Thursday, April 18, 2024 10:53 AM
To: Adrienne Walker
Cc: Gregg Harding
Subject: [EXTERNAL] comments to ARB

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hello Adrienne:

Please accept the comments below for distribution to ARB members regarding today's meeting:

Dear ARB members:

Our Old East Hill Property Owners Association Architectural Committee has reviewed the one proposed project on the April ARB agenda, and we offer the following comments:

Item 9. 706 E. LA RUA STREET The Committee reviewed and discussed the proposed project and is generally pleased with the scale, proportions and detailing of the proposed structure. We offer the following comments on the proposed lodging house:

- 1) ***The proposed structure should be built with a finished floor elevation (FFE) of a minimum 24".***

The ARB has consistently required a minimum FFE of 24" on new residential construction. A very similar lodging house located next door at 714 E. Larua/503 N. 8th Ave. was recently completed, and the ARB required a minimum FFE of 24" for that structure. Minutes from the April 15, 2021 ARB meeting where the adjacent project was considered state:

"Chairperson Salter noted Old East Hill comments stating the plan had no finished floor elevation; it was determined the structure would be close to 24 " above grade and should resemble a pier house when finished and match the original."

Additionally, if matching the existing structure is the standard, consider that the existing structure has a FFE of what appears to be 3' or even higher. We ask the Board to be consistent on this important detail and to require a minimum FFE of at least 24", which should be required to be clearly noted on plans approved for construction. The submitted plans do not note a FFE, and should not have been accepted for review without this important detail.

- 2) ***We ask the Board to consider the appropriateness of the mansard roof turret or extension on the proposed structure, and whether this is complementary to the existing structure.*** It is important to note that it is proposed to extend taller than the existing structure on the property.

- 3) ***The applicant has not conformed to Preservation District standards and ARB approved plans on previous projects in Old East Hill.*** We ask the Building Inspections Department and preservation planning staff to ensure compliance with ARB requirements.

- 4) Additional comments were made by committee members:

--there was concern expressed about the large size of the structure, though other committee members noted that it is consistent with the large adjacent structures.

Thank you for considering our comments, and for your service.

A handwritten signature in black ink, appearing to read "Christian Wagley". The signature is fluid and cursive, with the first name "Christian" and last name "Wagley" clearly distinguishable.

Christian Wagley

Chair

On behalf of the Old East Hill Property Owners Association Architectural Committee

Diane Dixie

Michael Courtney

Cassandra Manis

Susan Ford Buck

Christian Wagley

--

Christian Wagley
(850) 687-9968



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-403

Architectural Review Board

5/16/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

1400 N. Spring Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Exterior Alteration at a Non-Contributing Structure

SUMMARY:

Nick Redhead and Caryn Ciesla are seeking final approval to remove the existing shutters, make mortar repairs, and lime wash the exterior brick on a non-contributing structure. The removal of the plastic shutters and an attached pergola left behind a residue that cannot be chemically removed, and the mortar repairs will be difficult to color match. The applicants are proposing Romabio Classico Limewash, which is a mineral-based, eco-friendly, naturally pigmented, breathable product that will also protect the brick surface.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

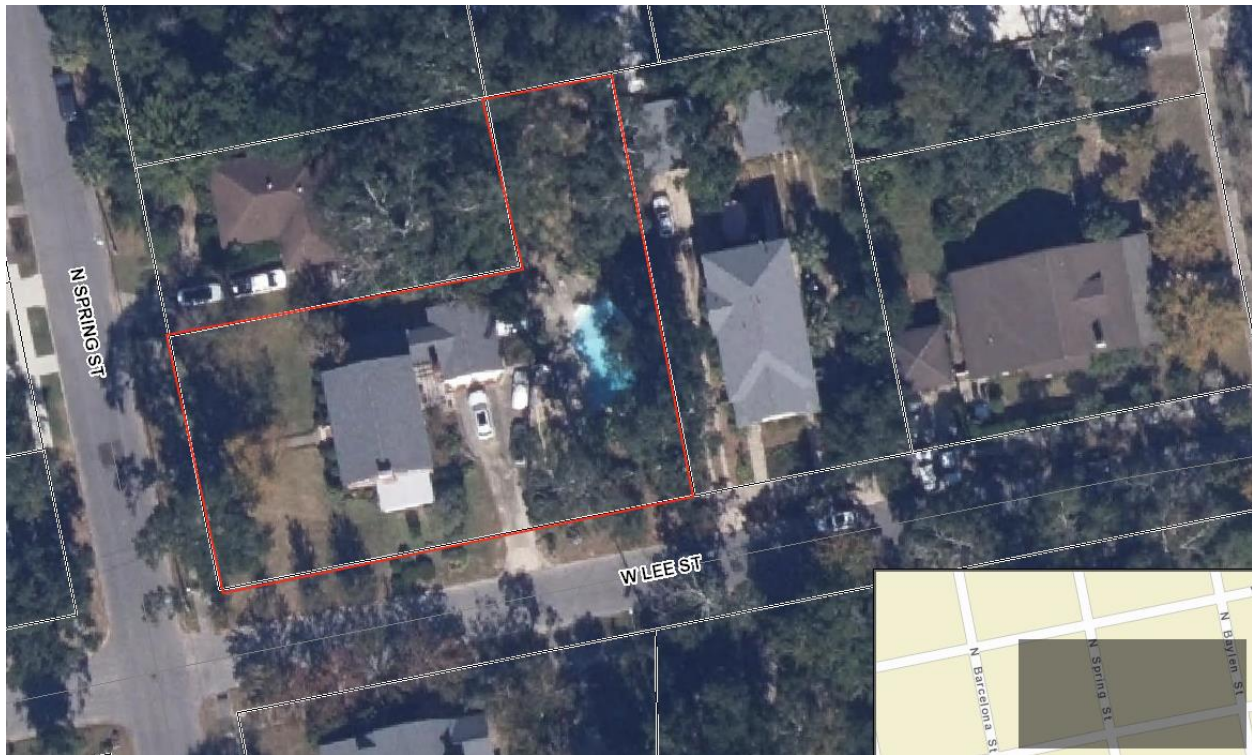
Sec. 12-3-10(2)d.2.i.-ii.(a) North Hill Preservation District; Procedure for Review; Decisions; General consideration & Rules governing decisions.

Sec. 12-3-10(2)g.1.-2. NHPD; Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

1400 N. Spring Street



Architectural Review Board Application
Full Board Review



Application Date: 4/9/2024

Project Address: 1400 N Spring St. Pensacola, FL 32501
Applicant: Nick Redhead and Caryn Ciesla
Applicant's Address: 1400 N Spring St. Pensacola, FL 32501
Email: nicholas.redhead@gmail.com
caryn.ciesla@gmail.com Phone: 850-291-1329
Property Owner: Nick Redhead and Caryn Ciesla

District: ☐ PHD ☒ NHPD ☐ OEHPD ☐ PHBD ☐ GCD
(If different from Applicant)

Application is hereby made for the project as described herein:

- ☒ Residential Homestead – \$50.00 hearing fee
☐ Commercial/Other Residential – \$250.00 hearing fee

* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

Respectfully requesting ARB approval to lime wash the exterior brick of our home. The faux shutters and wooden pergola previous owners attached to the home were painted and glued on to the brick, which could not be removed when cleaned professionally. Contractors tested different chemicals and determined that further attempt to remove the glue and paint could cause damage to the brick. Additionally, there are many areas throughout that need mortar tuckpointing. We were told by a reputable brick mason that filling in mortar in all the cracks will not color match the existing, highlighting all the repairs with a spiderweb effect. The product we would like to use is Romabio Classico Limewash, which is a mineral based, eco friendly, natural pigment, and breathable product that also protects the brick surface. This is not a paint and will retain the brick texture. In keeping with the historic charm of North Hill, we would apply the product to achieve a subtle patina as if naturally aged over time, which is a traditional whitewashed appearance. Although the home is a non-contributing structure, the limewashed look compliments other historic surrounding structures. We have put careful thought in to how we can preserve both the interior and exterior of the home while also improving it's historic charm. Thank you for your consideration to allow us to continue with this vision.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Applicant Signature

4/9/2024
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

1400 N Spring St Current Status:



















MORTAR REPAIR

PRODUCT NO. 8620

DIVISION 4

Masonry Accessories
04 05 23

PRODUCT DESCRIPTION

QUIKRETE® Mortar Repair is a sanded acrylic formula that adheres to brick, block, stone, and concrete surfaces.

PRODUCT USE

QUIKRETE® Mortar Repair is a water-resistant acrylic formula that remains relatively flexible. It is textured and colored to give the appearance of masonry mortar. The product has minimal shrinkage, excellent adhesion, and is non-flammable. The unique square opening is ideal for filling 3/8" mortar joints.

SIZES

- QUIKRETE® Mortar Repair - 10.1 oz (296 ml) caulking tubes and 5.5 oz (163 ml) squeeze tubes

YIELD

- Each 10.1 fl oz. (296 ml) tube of QUIKRETE® Mortar Repair will fill a 3/8"x 3/8" (10 mm x 10 mm) mortar joint 12 ft. (3.7 M) long.

INSTALLATION

Use to seal cracks and mortar joints in masonry walls.

- Joints must be clean, dry, and free of grease, dust, or loose particles. Remove all loose mortar from the joint before filling.
- Puncture seal inside the applicator tip. Use cartridge in standard caulking gun.
- Apply by pushing cartridge tip over surface and forcing bead of caulking into the opening. Apply no thicker than 3/8" (9 mm) in one application.
- Tip of applicator acts as a tool to smooth the surface.
- Excess can be wiped off with a damp cloth.
- Can be painted after 24 hr. Use latex paints only.



PRECAUTIONS

- Do not apply if rain threatens or is predicted within 12 hours. Not for use as a structural repair of badly damaged walls. Protect from freezing. Store between 35°F (2°C) and 100°F (38°C). Air and surface temperature should be above 40°F (4°C) for proper application.
- Do not use to fill control / expansion joints.
- Do not apply where temperatures may reach 140°F (60°C) or higher (fireplaces, electric wires, etc.)

CAUTION

May cause eye, skin, and respiratory irritation. Avoid breathing vapor and contact with eyes, skin, and clothing. Use only with adequate ventilation. Ingestion may cause irritation.

WARRANTY

NOTICE: Obtain the applicable LIMITED WARRANTY: at www.quikrete.com/product-warranty or send a written request to The Quikrete Companies, LLC, Five Concourse Parkway, Atlanta, GA 30328, USA. Manufactured under the authority of The Quikrete Companies, LLC. © 2018 Quikrete International, Inc.

* Refer to www.quikrete.com for the most current technical data, SDS, and guide specifications

PRODUCT REPLACEMENT: ROMABIO (LIMEWASH):

ROMABIO

CLASSICO[®] LIMEWASH

Authentic Italian beauty you can't replicate.

Whitewashed brick exteriors are gorgeous, and have a charming Old World feel. They have a freshly painted look, but because some of the brick remains exposed, the warmth and quality endures.

CLASSICO LIMEWASH

One Coat Process for Absorbent, Unpainted Brick, Stone, or Other Masonry. No Primer Needed.

1L/1 QT covers 90-120 Sq/Ft
2.5L/.67 GAL covers 215-300 Sq/Ft
15L/4 GAL covers 1300-1800 Sq/Ft

Express your unique style in one, easy coat of paint.

"Can we talk Limewash? Because Romabio Paints gave the outside of our home a whole new life! Out with the orange brick, in with the crisp white....The front of the house took me about 2 weeks to complete and this product was as forgiving as it was easy to apply. I played around a few times with the wash off process before I finally got the look I was going for, and couldn't be happier with the end result. If you're looking to transform any brick in your home, Romabio Paints is the way to go!"
- Halo + Hickory Designs

"We did our fireplace and I was so nervous to paint over these pretty bricks, but the red wasn't working for our style. Luckily, we love how it turned out." - @jessiemaes



ROMABIO

CLASSICO[®] LIMEWASH

Create the home you've always wanted with a unique limewash finish.

Different than other paints.

Romabio Masonry Paints are BIO (bio-logical), made from nature. They are not acrylic or latex paints. They are mineral based paints that are derived from sustainable materials to create a natural, breathable coating. BioDomus™ I and BioDomus™ II are both high-performing paints that are inherently the same. The only difference is BioDomus I is an extremely flat finish giving you a traditional painted masonry look, and BioDomus II has slight aggregate in it to create a textured look on smooth brick or a smooth finish on a rough surface.

A 20 year warranty you can trust.

BioDomus I and II are Italian designed mineral paint technologies that have been proven over time. These paints have high perm ratings of 70+ allowing trapped water vapor to diffuse or escape from the masonry surfaces, unlike acrylic paints. We guarantee they will last 20 years with no peeling or chipping when applied properly.

It's breathable and naturally mold-resistant.

Romabio Masonry Paints are made from natural ingredients that when dry, form a honeycomb structure that contributes to a breathable wall system. A breathable wall means these paints will NOT seal the surface, but moisture and air can move through it reducing the buildup of stagnant moisture that contributes to mold growth, toxic air, and other issues. Acrylic coatings are not breathable and trap moisture.

Natural beauty and luminous colors.

BioDomus I and II are naturally beautiful because of the high mineral content. Different than a shiny acrylic finish, the flat finish on brick or stone becomes like a rock like the masonry surface. Color possibilities are almost unlimited as you can match other color palettes or choose from over 200 colors in the Romabio color deck. And, with an extremely high-UV resistance, it extends the performance of the product.

Good for you and the environment.

Toxin-free, made with natural ingredients, and backed by 3rd party scientific testing, you can trust our paint is safe for you, your family, and the environment.



About Romabio

Designed and crafted in Italy, Romabio offers industry leading mineral paints, limewash, plasters, and other unique finishes that you can trust for enduring beauty.

Our products have the highest standards of clean, mineral technology using natural ingredients creating paints that are "bio-logical" and manufactured with the finest ingredients to be safe for people, pets, and the environment.

Developed with years of careful research and collaboration with biologists, chemists, and Italian paint professionals, Romabio mineral paints have used 2,000-year-old techniques and modern technology since 2009.

Pronounced (row*muh – bia*ow), we create beautiful and easy-to-use mineral paints that any PRO can add to their portfolio.

Designed to be environmentally friendly and durable, Romabio is proud to offer a different kind of paint.

Tools For Success:

Thank you for choosing Romabio Paints.

The QR Code leads to our PRO Tool Kit where you'll find additional product info, video tutorials, marketing guidelines, our social media how-to, photos, and more.



Structures Previously Approved within the District: **(NOT GOING FOR THIS LOOK)**

214 Blount St



315 Blount St



320 Lee St



315 Lee St



Proposed Looks We are Stiving For:







City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-404

Architectural Review Board

5/16/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

710 E. Belmont Street
Old East Hill Preservation District / Zone OEHR-2 / City Council District 6
New Driveway and Patio at a Contributing Structure

SUMMARY:

Thomas Gore is seeking final approval to remove the existing driveway and replace it with a new gray unstained concrete driveway that will be extended 43 feet toward the rear yard. The existing rear deck will be removed and replaced with a new gray unstained concrete patio slab.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(3)e.3. i-ii. Old East Hill Preservation District; Procedure for review of plans; Decisions; General consideration & Rules governing decisions.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials

☒ original
☐ update

HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8 ES **02152**

Recorder # _____

SITE NAME Emma Geist House
 HISTORIC CONTEXTS SPANISH AMERICAN WAR
 NAT. REGISTER CATEGORY district
 OTHER NAMES OR MSF NOS none
 COUNTY Escambia OWNERSHIP TYPE private-individual
 PROJECT NAME West-East Hill Survey: S&R DHR NO **3226**
 LOCATION (Attach copy of USGS map, sketch-map of immediate area)
 ADDRESS 710 East Belmont St. CITY Pensacola
 VICINITY OF / ROUTE TO West-East Hill neighborhood; N. side of E. Belmont St. between N. 7th Ave. and N. 8th Ave.
 SUBDIVISION East King Tract BLOCK NO 6 LOT NO 11
 PLAT OR OTHER MAP county appraiser's atlas sheet #68
 TOWNSHIP 2S RANGE 30W SECTION 19 1/4 1/4-1/4
 IRREGULAR SEC? ☒ y ☐ n LAND GRANT _____
 USGS 7.5' MAP Pensacola 1970 PR 1987
 UTM: ZONE _____ EASTING _____ NORTHING _____
 COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L unknown
 BUILDER: F _____ M _____ L unknown
 CONST DATE 1912 CIRCA C RESTORATION DATE(S): _____
 MODIFICATION DATE(S): _____
 MOVE: DATE _____ ORIG LOCATION _____
 ORIGINAL USE(S) private-residence
 PRESENT USES(S) private-residence

DESCRIPTION

STYLE frame vernacular
 PLAN: EXTERIOR irregular
 INTERIOR _____
 NO.: STORIES 1 OUTBLDGS 0 PORCHES 1 DORMERS 0
 STRUCTURAL SYSTEM(S) balloon wood framing
 EXTERIOR FABRIC(S) asbestos shingles
 FOUNDATION: TYPE pier MATLS brick
 INFILL partially bricked
 PORCHES s/porch/square wood columns/3/s
 ROOF: TYPE hip SURFACING composition shingles
 SECONDARY STRUCS. hip, porch, shed
 CHIMNEY: NO 0 MTLs n/a LOCNS n/a
 WINDOWS dhs, 6/6 wood; dhs, 2/2 wood; front door has single light in middle
 EXTERIOR ORNAMENT none observed
 CONDITION fair SURROUNDINGS residential
 NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings

ARCHAEOLOGICAL REMAINS AT THE SITE

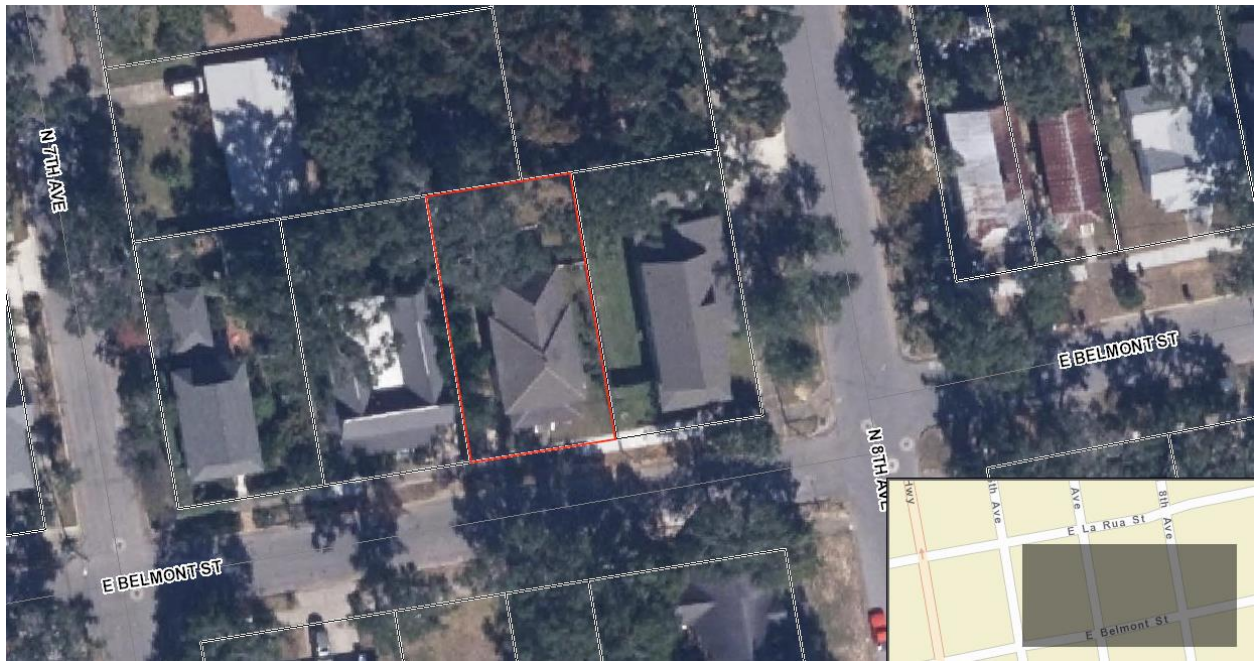
FMSF ARCHAEOLOGICAL FORM COMPLETED? ☐ y ☒ n (IF Y, ATTACH)
 ARTIFACTS OR OTHER REMAINS _____

ES 2152





710 E. Belmont Street





**Architectural Review Board Application
Full Board Review**

Application Date: 4/23/2024

Project Address: 710 E Belmont St
Applicant: Thomas Gore T.O. Gore Comstruction LLC
Applicant's Address: 115 W Jordan Street Pensacola, FL 32501
Email: tog@togoreconstruction.com **Phone:** (850) 572-4597
Property Owner: Todd Prevatte

District: ☐ PHD ☐ NHPD ☒ OEHPD ☐ PHBD ☐ GCD
(If different from Applicant)

Application is hereby made for the project as described herein:

- ☒ Residential Homestead – \$50.00 hearing fee
☐ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Remove exiting driveway and sidewalk and replace and extend 43 feet to gate for rear yard

Remove existing rear deck and Place new concrete patio slab

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

2.0. Gore

Applicant Signature

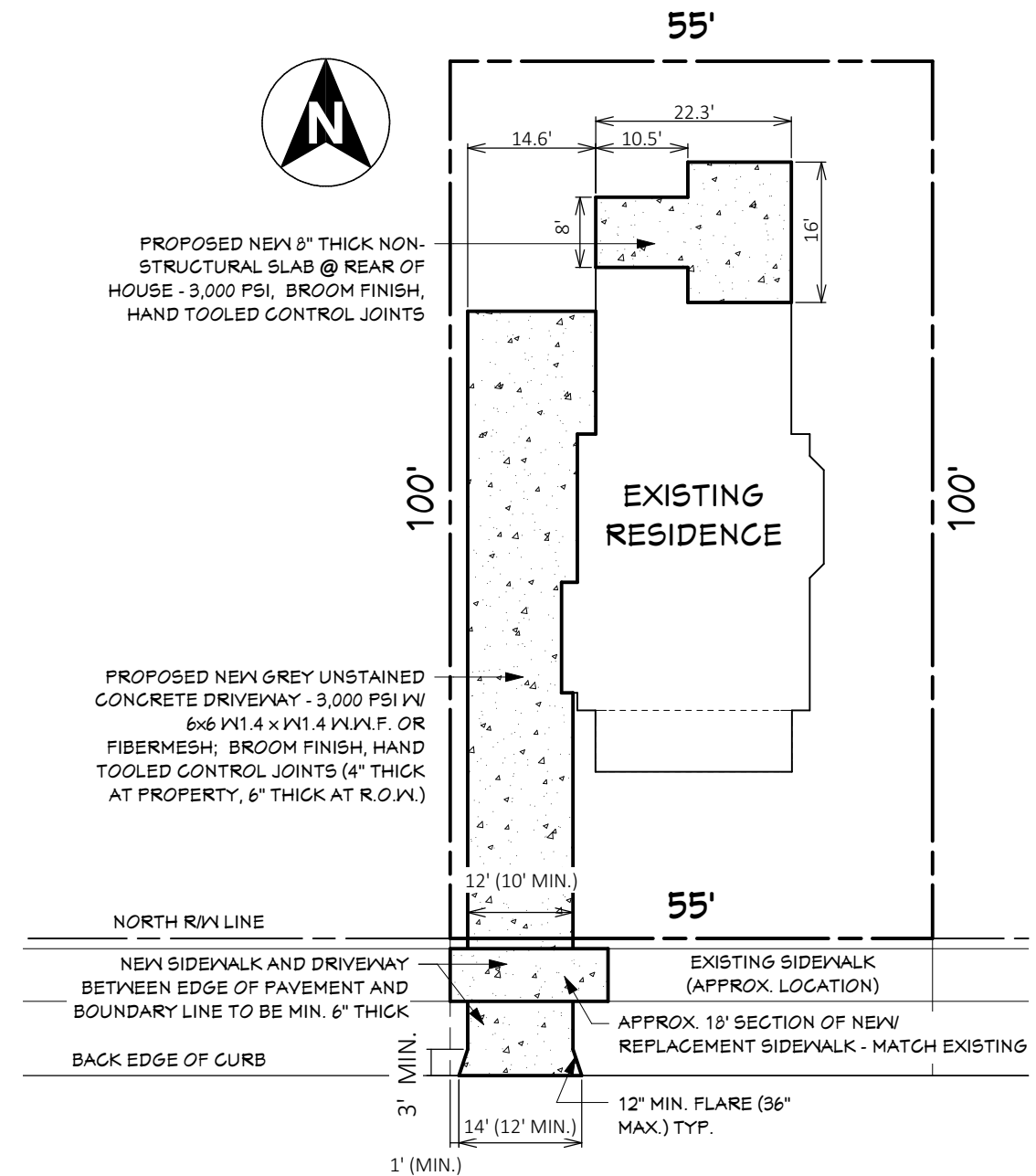
4/25/24
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521



35 W Maxwell Street
Suite 158
Pensacola, FL 32501
(850) 380-0528
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FOUNDATIONS, INC.

PREPARED FOR: T O G O R E C O N S T R U C T I O N
PROPOSED DRIVEWAY
710 E BELMONT ST PENSACOLA, FL
ESCAMBIA COUNTY



710 E BELMONT ST

DRIVEWAY PLAN

SCALE: 1" = 20'

NOTE:
CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. SOLE RESPONSIBILITY LIES WITH THE CONTRACTOR TO ENSURE ALL ASPECTS OF CONSTRUCTION COMPLY WITH BUILDING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: HANDICAP ACCESSIBILITY, EGRESS REQUIREMENTS, STAIR CONSTRUCTION, AND ELECTRICAL AND PLUMBING REQUIREMENTS. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

JOB # 24-0421

DRAWN BY: KEB

DATE: 4/25/2024

A-1

























City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-409

Architectural Review Board

5/16/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

704 E. Jackson Street
Old East Hill Preservation District / Zone OEHR-2 / City Council District 6
New Accessory Dwelling Unit at a Contributing Structure

SUMMARY:

Jessica Stark is seeking final approval for a new accessory dwelling unit at a contributing structure that will include smooth Hardie lap siding with a 5.5 inch reveal, Hardie wrapped columns, a GAF asphalt shingle roof in charcoal and exterior paint both to match the primary structure, PGT vinyl SH5500 single hung one over one windows, a Neuma 3/4 lite fiberglass front door, and black sconce light fixtures. An existing accessory structure in the rear will be removed to accommodate the new accessory dwelling unit.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(3)e.3. i-ii. Old East Hill Preservation District; Procedure for review of plans; Decisions; General consideration & Rules governing decisions.

Sec. 12-3-10(3)i. OEHPD; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials

Page 1
☒ original
☐ update

HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8 ES 02100

Recorder #

SITE NAME Webster House
HISTORIC CONTEXTS Boom Times
NAT. REGISTER CATEGORY District
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO 3226
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 704 East Jackson St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood, N. side of E.
Jackson St. between N. 7th Ave. and N. 8th Ave.
SUBDIVISION East King Tract BLOCK NO 12 LOT NO 40
PLAT OR OTHER MAP County Appraiser's Atlas Sheet # 67
TOWNSHIP 2S RANGE 30W SECTION 19 1/4 1/4-1/4
IRREGULAR SEC? ☒ y ☐ n LAND GRANT
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE EASTING NORTHING
COORDINATES: LATITUDE D M S LONGITUDE D M S

HISTORY

ARCHITECT: F M L unknown
BUILDER: F M L unknown
CONST DATE 1921 CIRCA c RESTORATION DATE(S):
MODIFICATION DATE(S):
MOVE: DATE ORIG LOCATION
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR rectangular
INTERIOR
NO.: STORIES 1.5 OUTBLDGS 1 PORCHES 1 DORMERS 2
STRUCTURAL SYSTEM(S) balloon wood framing
EXTERIOR FABRIC(S) wood shingle, drop siding; plywood
FOUNDATION: TYPE pier MATLS brick
INFILL brick, lattice
PORCHES s/porch/2/3 trimmed wood columns, 1/3 brick/3/n
ROOF: TYPE gable SURFACING composition shingles
SECONDARY STRUCS. shed, porch
CHIMNEY: NO 0 MTLs n/a LOCNS n/a
WINDOWS jalousie, 6; dhs, 6/6 wood; dhs, 2/2 wood; dhs, 1/1 wood; dhs, 13/1
wood; dhs, 12/1; dhs, 22/1; decorative glass; transom 1; front door is mostly glass
EXTERIOR ORNAMENT none observed
CONDITION Good SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? Y xn (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS

AREAS OF SIGNIFICANCE local community development
Social History

ELIGIBLE FOR NAT. REGISTER? y n likely, need info insf inf
SIGNIF. AS PART OF DISTRICT? y n likely, need info insf inf
SIGNIFICANT AT LOCAL LEVEL? xy n likely, need info insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

* * *DHR USE ONLY* * * * * * * * * * * * * * * DHR USE ONLY * *

DATE LISTED ON NR _____

KEEPER DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____

SHPO EVALUATION OF ELIGIBILITY(DATE): -YES _____ -NO _____

LOCAL DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____

OFFICE _____

* * *DHR USE ONLY* * * * * * * * * * * * * * * DHR USE ONLY * *

RECORDER INFORMATION: NAME F Richard M T. L Brosnahan
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Bd.

PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES _____ Historic Pensacola Preservation Bd.
NEGATIVE NUMBERS _____ 91N1110WEH (Frames 19-20)

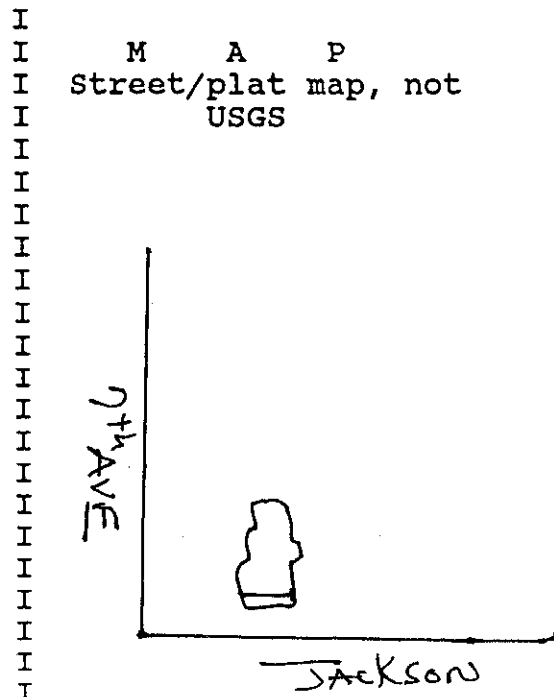
P H O T O G R A P H

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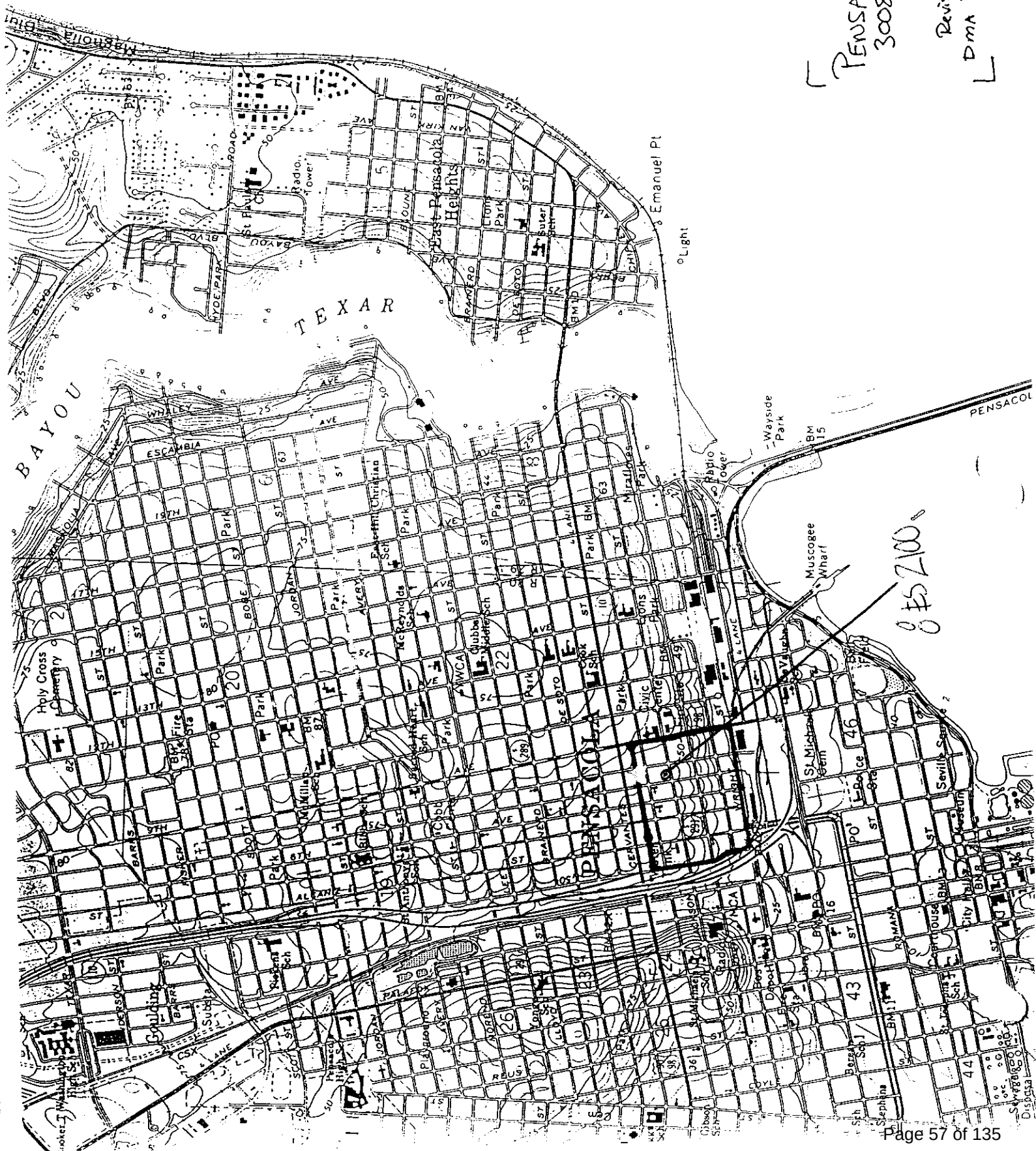
I
I      M      A      P
I  Street/plat map, not
I              USGS

```

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.



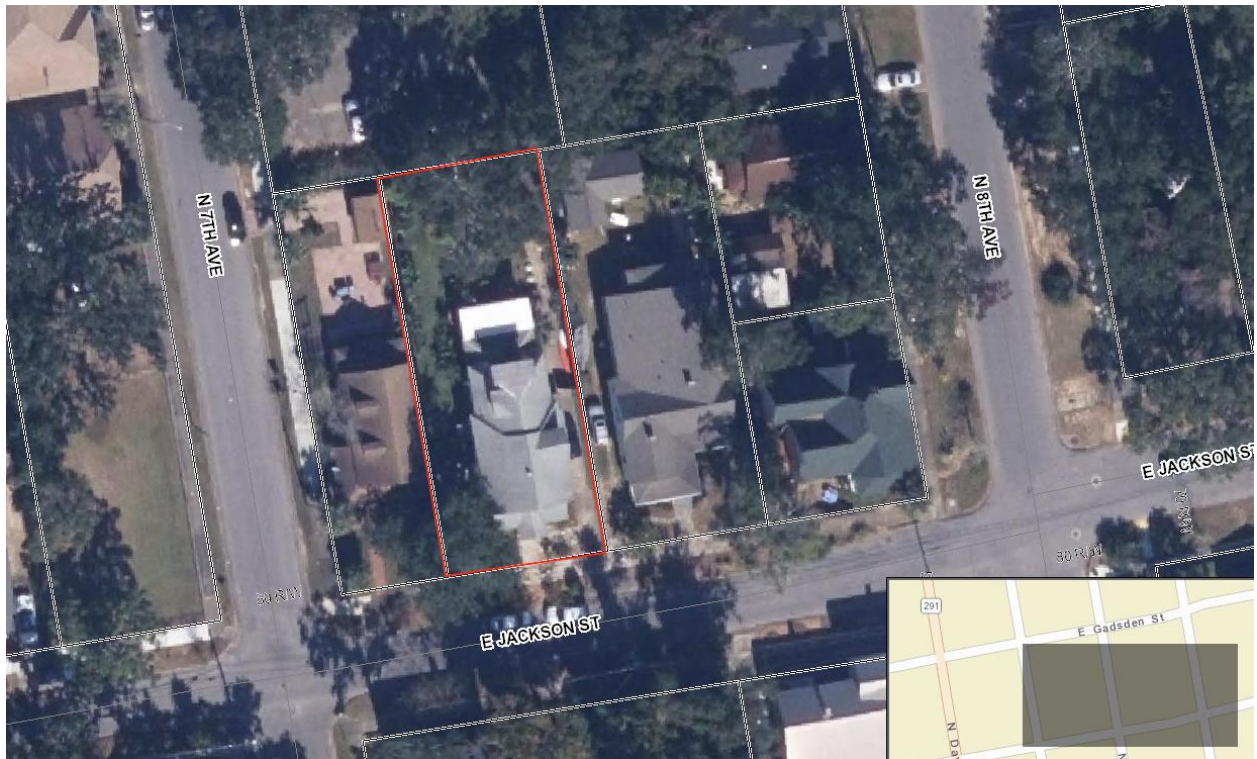
REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



PENSACOLA, FLA.
30087-DA-TF-024
1970
Revised 1987
DMA 3544 INW-Series



704 E. Jackson Street



**Architectural Review Board Application
Full Board Review**

Application Date: 4/16/2024

Project Address: 704 E Jackson St
Applicant: Jessica Stark
Applicant's Address: 704 E Jackson St
Email: rlstark33@hotmail.com **Phone:** 850-255-2661
Property Owner: Russell and Jessica Stark

District: ☐ PHD ☐ NHPD ☒ OEHPD ☐ PHBD ☐ GCD
(If different from Applicant)

Application is hereby made for the project as described herein:

- ☒ Residential Homestead – \$50.00 hearing fee
☐ Commercial/Other Residential – \$250.00 hearing fee

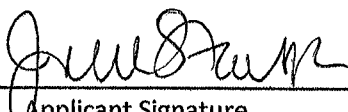
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

New construction for ADU at the rear of property, 28'X22' in addition to 4'X17' covered porch.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.


Applicant Signature

4/22/24
Date

GADSDEN STREET

(50' R/W - OPEN)

BOUNDARY SURVEY

PROPERTY (A)
100.00' (D)
100.00' (A)

PROPERTY (A)
100.00' (D)
100.00' (A)

from
northside of
property

PROPERTY (A)
100.00' (D)
100.00' (A)

SEVENTH AVENUE

(50' R/W - OPEN)

PROPERTY (A)
100.00' (D)
100.00' (A)

PROPERTY (A)
100.00' (D)
100.00' (A)

PROPERTY (A)
100.00' (D)
100.00' (A)

PROPERTY (A)
100.00' (D)
100.00' (A)

PROPERTY (A)
100.00' (D)
100.00' (A)

THIS IS BASED ON INFORMATION FURNISHED BY THE
AND THIS ADDRESS HAS NOT BEEN VERIFIED WITH THE

S89°59'44"E (A)
60.00' (D) ~ 59.95' (A)

Setback

28' x 8' = 224 sq ft
ADU

4 x 17 porch

deck

TWO-STORY
WOOD-FRAME
RESIDENCE

0.8' WIDE
CONCRETE
CURB

FOUND HOLE IN
CONCRETE

JACKSON STREET

(50' R/W - OPEN)

S89°53'54"W (A)
60.00' (D) ~ 60.03' (A)

S89°01'38"E (A)
150.00' (D) ~ 149.87' (A)

PROPERTY (A)
100.00' (D)
100.00' (A)

Setback

0.8' WIDE
CONCRETE
CURB

S89°55'50"E (A)
120.00' (D) ~ 119.95' (A)

1/2" P.I.
6112 (L.B.)

EIGHTH AVENUE

(50' R/W - OPEN)

704 E Jackson Street, Pensacola, FL 32501, OWNER FOR 9 YEARS

Russell and Jessica Stark

New construction for ADU for widowed father at the rear of property, 28'X22' in addition to 4'X17' covered porch.

FRONT



EAST SIDE OF HOUSE



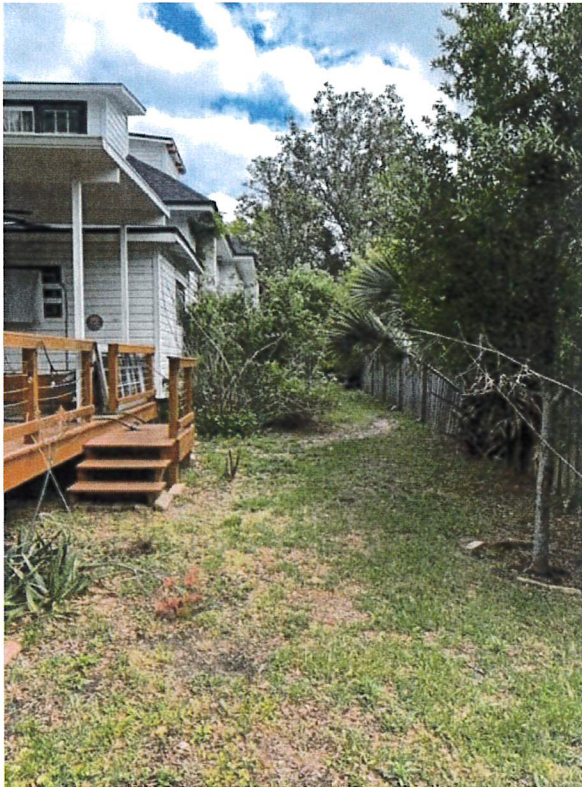
EAST SIDE OF HOUSE



BACK



WEST SIDE OF HOUSE FROM BACK



NORTH VIEW OF SHED THAT WILL BE TAKEN DOWN



EAST VIEW OF SHED THAT WILL BE TAKEN DOWN



ADU

HARDIE BOARD: See attached flyer

LAP REVEAL MATCH MAIN STRUCTURE: 5.5 INCHES

SMOOTH

ROOF MATERIALS TO MATCH CURRENT 3D ASPHALT SHINGLE (GAF Charcoal)

PAINT TO MATCH CURRENT HOUSE, WHITE WITH BLACK TRIM

COLUMNS : WRAP IN HARDIE BOARD TRIM WITH BASES AND CAPITALS, 8X8

FRONT DOOR

NEUMA DOOR $\frac{3}{4}$ (PANEL) LITE WITH BOTTOM PANEL 68"

PLANS INDICATE 8 LITES, BUT WE WILL USE $\frac{3}{4}$ LITE OPTION BELOW.

Single Hinged $\frac{3}{4}$ -
Lite Hinged

$\frac{3}{4}$ -Lite Option

$\frac{3}{4}$ -Lite unit
available in smooth
white, stainable
woodgrain and white
woodgrain finishes.



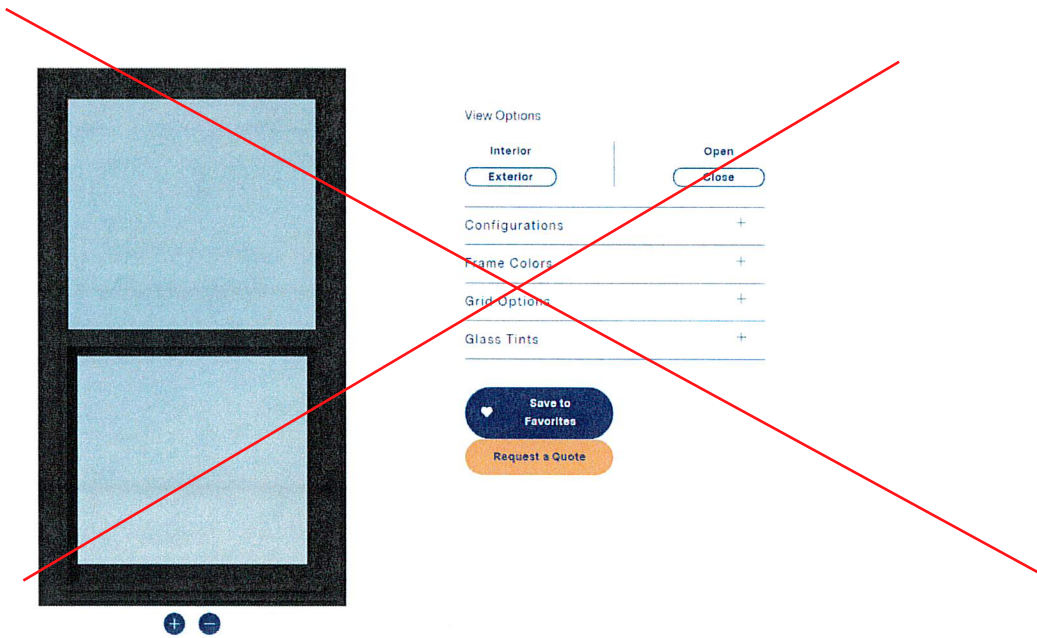
(Shown in unfinished
woodgrain)

PGT WINDOWS

SH5500

30/60 3 FOOT BY 5 FOOT SINGLE HUNG (~~SH5400~~) ONE OVER ONE WITH 5 INCH TRIM
(Black, see attached)

PLANS INDICATE 3 OVER 1 (DIVIDED LITES), ATTEMPTED TO CORRECT PLANS TO SHOW
ONE OVER ONE



See attached window brochure

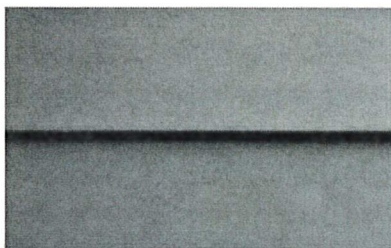
HORIZONTAL WINDOW ON REAR OF ADU CAN BE SAME AS ABOVE IF NEEDED. HOPE FOR TRANSOM WINDOW BECAUSE OF TOILET AREA

FRONT PORCH LIGHT



MIMIC ELEVATION OF EXISTING HOUSE. 16 INCHES OFF GRADE, SCRATCH COAT OF MASONRY

SEPARATE ELECTRICAL SERVICE



HARDIE® PLANK LAP SIDING

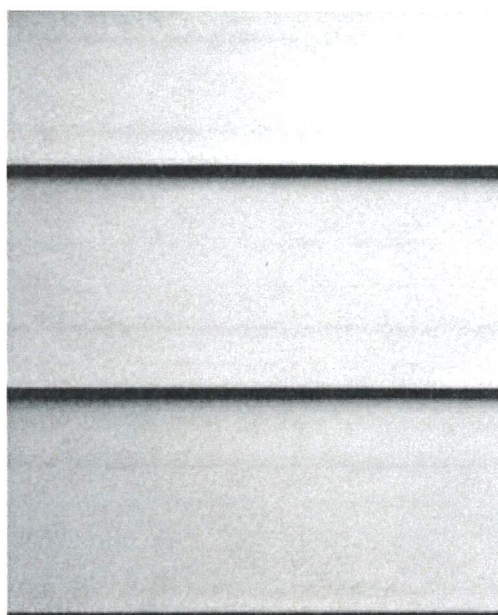
SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.



THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Pearl Gray



[Request a Quote >](#)

[Request a Sample >](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.312"

LENGTH: 144" boards

WIDTHS: 8.25"

EXPOSURES: 5.5"

[Warranty Information >](#)

Beauty and efficiency beyond compare

Add beauty, unmatched strength, and increased energy efficiency to any home design with PGT® WinGuard® Vinyl impact windows. During a storm, these windows will not separate from your home, which can cause pressurization during extreme weather. Each one delivers our signature premium quality and performance, engineered to be durable and worry-free.



Low Maintenance

Premium vinyl delivers performance for years to come



Durable

Sturdy vinyl frame with patented corner weld provides superior strength and allows for larger window sizes



Energy Efficient

Impact windows lower your home's energy bills*. Can qualify for ENERGY STAR® rating.



Single Hung Window
SH5500



Double Hung Window
DH5560



Casement Window
CA5540
**Fixed Lite Casement
Picture Window**
PW/AR5540



Horizontal Roller Window
HR5510



Awning Window
AW5540



Fixed Lite Picture Window
PW5520



**Fixed Lite
Architectural Window**
AR5520

*Compared to a single pane window. Energy cost savings based on 14.4 yrs Florida average home ownership. Source: energy.gov, valuepenguin.com

Single Hung Window



Flexible Design

Custom design configurations with exceptional strength



Easy Opening

Heavy-duty, pre-tensioned balance system



Configurations



Equal



Proview



Cottage

Easy Opening & Closing

- ComfortLift handles
- Various balancing systems for large, small, and heavy sashes ensures effort less operation
- Constant Force or spiral balance system

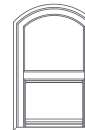
Exceptional Strength

- Welded sash corners create a strong seal
- SecureConnect corner keys ensure optimal performance on any sized window
- Aluminum interlock enhances strength on larger sizes/design pressures

Hardware Options

- Vent latch allows fresh air in without opening window completely
- Window Opening Control Device that delivers a deeper level of safety and security (Certified to ASTM F2090*)

Sash Options



Single hung radius top with equal sash



Single hung arch top with proview/oriel sash

*Window opening control devices are designed to meet the ASTM International (formerly known as ASTM - American Society of Testing and Materials) Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.

MAKE MOM'S DAY & SAVE Mother's Day Is May 12th. Shop Now.



Pensacola West 10PM

32506



Pensacola West 10PM

32506

Shop All Services

DIY

Me

[Home](#) / [Heating, Venting & Cooling](#) / [Mini Split Air Conditioners](#) / [Mini Split Systems](#)

Internet # 323834211 Model # 8733956645

Bosch

Gen 3 Climate 5000 2-Zone 18,000 BTU 1.5 Ton Ductless Mini Split Air Conditioner with Heat Pump 230-Volt

★★★★★ Questions & Answers

[Share](#) [Print](#)**\$3141¹³** /bundle

Get up to \$2,000 in Rebates for 32506

\$262.00 /mo† suggested payments with 12 months† financing [Apply Now](#) ⓘ

- Features DC inverter and heat pump for year round savings
- Compressor comes pre-charged with R410A
- Renowned Bosch quality for easy of servicing and quiet operation
- [View More Details](#)

Specifications

Dimensions

Air handler depth (in.)	9.1	Air handler height (in.)	11.7
Air handler width (in.)	33.4	Condenser depth (in.)	14.96
Condenser height (in.)	26.5	Condenser width (in.)	37.6



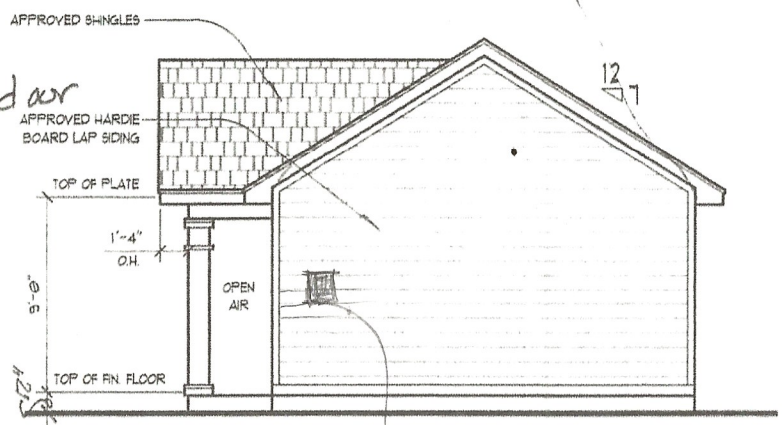
HOUSE PLANS UNLIMITED ASSURES NO LIABILITY FOR ANY CONSTRUCTION FROM THESE PLANS. THE PURCHASER OF THESE PLANS IS RESPONSIBLE FOR ANY



FRONT ELEVATION

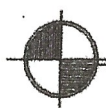
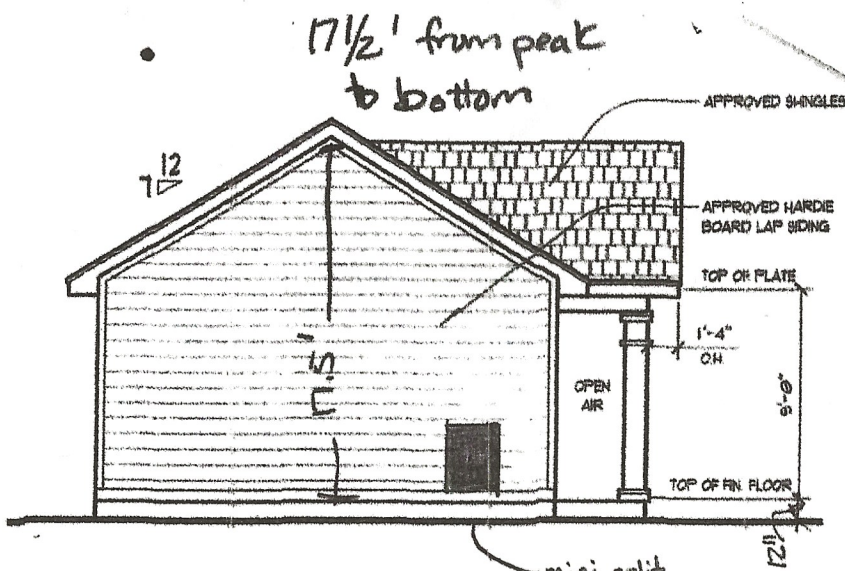
SCALE: 1/4" = 1'-0"

3/4 pane front door
no mullions



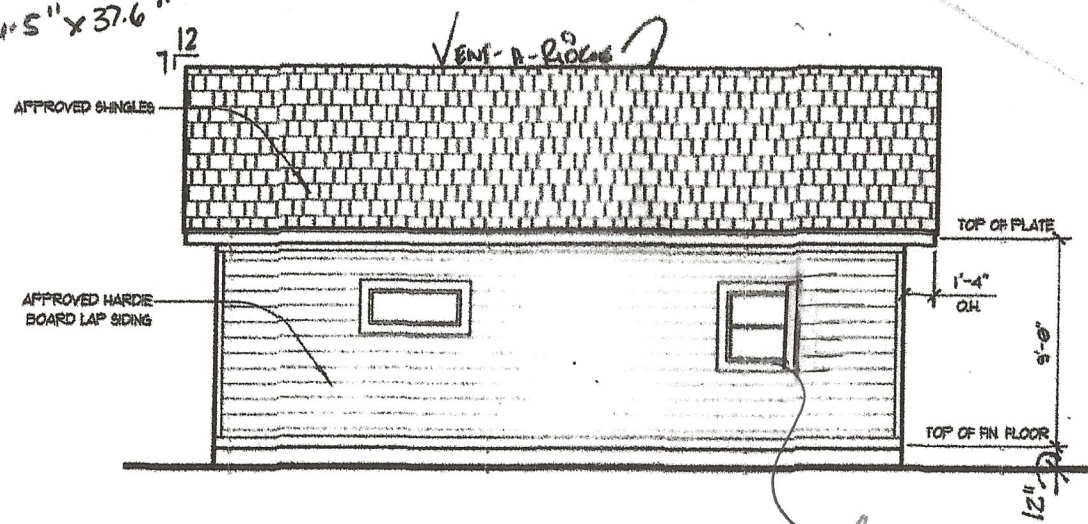
RIGHT ELEVATION

ARB REVIEW:
OLD EAST HILL PRESERVATION DISTRICT
PROPOSED NEW ADU FOR
THE STARK RESIDENCE
704 E JACKSON ST PNS FL 32501
BUILDER: SCHWEIGERT CONSTRUCTION



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

Job

GENERAL NOTE:
 TERMITE TREATMENT
 SOIL SPRAY PENETRATION
 OR
 ENVIRONMENTAL SECURITY
BORATE
 WDO WOOD TREATMENT
 AT BUILDERS OPTION

GENERAL NOTES:

LOAD BEARING WALLS

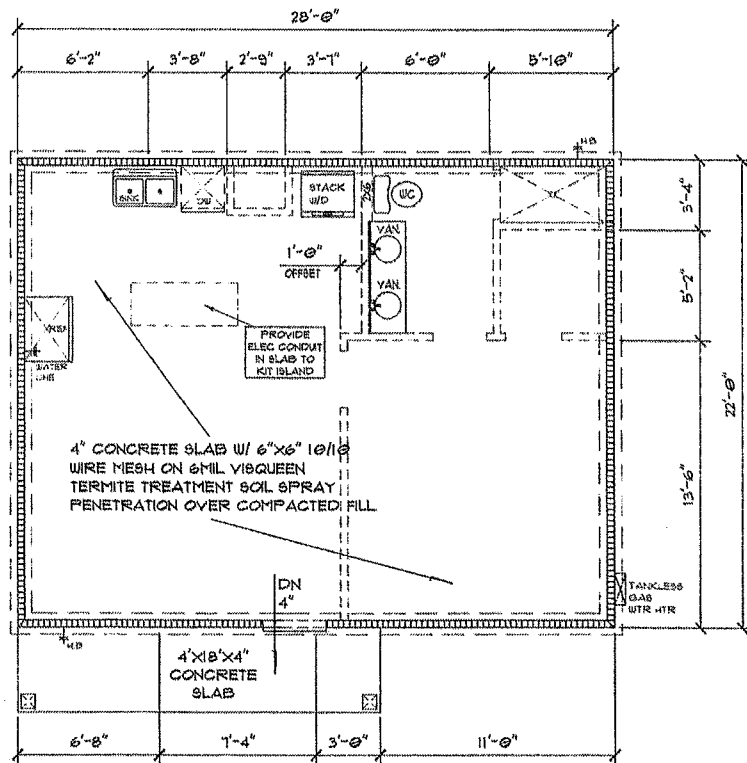
CONTRACTOR TO VERIFY ALL LOAD BEARING
 WALL LOCATIONS WITH TRUSS COMPANY
 ‡ BUILDING CONTRACTOR PRIOR TO CONSTRUCTION

FINISHED FLOOR GENERAL NOTE:

FINISHED FLOOR OF ANY SPACE
 OPEN TO THE ELEMENTS INCLUDING
 ALL COV. PORCHES, PATIOS, CARPORTS ETC.
 SHALL BE DROPPED 4" MIN FROM
 FINISHED FLOOR OF MAIN HOUSE
 ‡ SHALL BE SLOPED AWAY FROM HOUSE
 TO INSURE WATER RUNOFF AS PER BUILDER.

GARAGE SLAB NOTE:

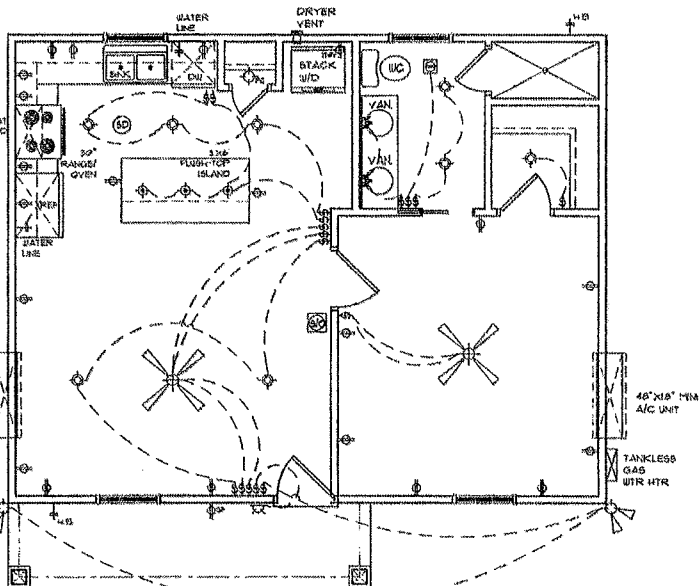
CONCRETE SLAB SHALL DROP 4" MIN
 FROM FINISHED FLOOR OF MAIN HOUSE
 ‡ SHALL BE SLOPED TOWARDS GARAGE DOORS
 AS PER BUILDER OR A DRAIN IS TO BE
 INSTALLED ACCORDING TO F.B.C. 2014



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

ARB REVIEW:
OLD EAST HILL PRESERVATION DISTRICT
PROPOSED NEW ADU FOR
THE STARK RESIDENCE
704 E JACKSON ST PMS FL 32501
BUILDER: SCHWEIGERT CONSTRUCTION



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- ◆ RECESSED CAN LIGHT
- ◑ DIRECTIONAL CAN LIGHT
- ⊙ MIN RECESSED CAN LIGHT
- ◆ SURFACE MOUNT LIGHT
- ◆ HANGING/PENDANT LIGHT
- ⊠ WALL MOUNTED LIGHT
- ⊙° SURFACE MOUNT LIGHT WITH PULL CHAIN
- ▮ CEILING MOUNTED 4 BULB FLOURESCENT LIGHT
- FLOURESCENT LIGHT IN CLOSET ABOVE DOOR
- ☛ FLOODLIGHT (WITH MOTION DETECTOR ACTIVATED WITH MAIN SWITCH OVERSEES)
- ☐ EXHAUST FAN
- ☐ EXHAUST FAN WITH LIGHT
- ✂ CEILING FAN WITH LIGHT KIT
- ✂ CEILING FAN
- PHONE JACK
- COMPUTER JACK
- ⚡ SWITCH
- ⊙ SMOKE DETECTOR
- ⊙ SMOKE DETECTOR W/ CARBON MONOXIDE DETECTOR
- ⊙ TV CABLE JACK
- ⊙ 110 VOLT DUPLEX OUTLET MOUNTED AT BASEBOARD
- ⊙ 110 VOLT DUPLEX OUTLET
- ⊙ 220 VOLT OUTLET
- ⊙ GROUND FAULT INDICATOR RECEPTACLE
- ⊙ FLOOR OUTLET

NOTES:

SMOKE DETECTORS IN EACH BEDROOM AND MAIN HALLWAY. SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED AND HAVE A BATTERY BACK-UP.
 CARBON MONOXIDE DETECTORS INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. (SEE ELECTRICAL PLAN)
 THEY ARE TO BE HARDWIRED, INTERCONNECTED, & HAVE A BATTERY BACK-UP. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
 ELECTRICAL DIAGRAM IS SUGGESTIVE ONLY. CONSULT OWNERS FOR FURTHER INFORMATION ON TYPE, NUMBER, AND LOCATION OF ALL ELECTRICAL RELATED UNITS.
 EXACT DUCT AND VENT SIZES AND LOCATIONS TO BE DETERMINED BY HEATING CONTRACTOR PRIOR TO CONSTRUCTION. AIR UNIT SIZES, TYPE, AND ZONING AREAS TO BE DETERMINED BY HEATING CONTRACTOR.
 SERVICE POINT OF ATTACHMENT SHALL BE EXPOSED 18" FOR DRIP LEG.
 ALL CONNECTORS IN SERVICE PANEL SHALL BE TIGHT.
 SERVICE PANEL SHALL BE GROUNDED.
 ALL CIRCUITS IN CIRCUIT PANEL SHALL BE LABELED.
 SEE OWNER OR CONTRACTOR FOR CABLE AND PHONE JACK LOCATIONS.



HOUSE PLANS UNLIMITED ASSUMES NO LIABILITY FOR ANY CONSTRUCTION FROM THESE PLANS. THE PURCHASER OF THESE PLANS IS RESPONSIBLE FOR ANY CONSTRUCTION PROVIDING THE INTENDED DIMENSIONS PRIOR TO ANY PHASE OF CONSTRUCTION. BUILDER/CONTRACTOR RESPONSIBLE FOR COMPLYING WITH ALL CITY/COUNTY AND NATIONAL BUILDING CODES.

HOUSE PLANS UNLIMITED
 4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL
 850-477-8077 EMAIL: HOMEPLANSUNLIMITED@GMAIL.COM

ZACH COTTAGE
 704 E. JACKSON
 Pensacola, Florida

PROJECT INFO:	
JOB NAME/NO.	HPU 19-0508
CAD FILE NO.	HPU 19-0508
DRAWN BY:	SUREZ UMBREIT
DATE:	06.08.19
REVISIONS:	

SHEET # **A3**

ARB REVIEW:
 OLD EAST HILL PRESERVATION DISTRICT
 PROPOSED NEW ADU FOR
THE STARK RESIDENCE
 704 E JACKSON ST PMS FL 32501
 BUILDER: SCHWEIGERT CONSTRUCTION

NOTE:
 2"x4" EXT. WALLS
 @ 16" O.C. TYP.

NOTE:
 ALL CEILINGS 9'-0" HIGH
 UNLESS NOTED OTHERWISE

AREA CALCULATIONS

LIVING AREA	600	S.F.
COV'D FRONT PORCH	12	S.F.
TOTAL UNDER ROOF	612	S.F.



HOUSE PLANS UNLIMITED ASSUMES NO LIABILITY FOR ANY CONSTRUCTION FROM THESE PLANS. THE PURCHASER OF THESE PLANS FOR ANY CONSTRUCTION PROJECT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RESULTS SHOWN HERE. BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ANY PHASE OF CONSTRUCTION. HOUSE PLANS UNLIMITED IS RESPONSIBLE FOR CONFORMING TO LOCAL CITY/COUNTY AND REGIONAL BUILDING CODES.

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4400 BAYOU BLVD. SUITE 25-B PENSACOLA, FL.
 850-477-8077 EMAIL: HOMEPLANSUNLIMITED@GMAIL.COM

ZACH COTTAGE

704 E. JACKSON
 Pensacola, Florida

PROJECT INFO:

JOB NAME NO.	NPU 19-0508
CAD FILE NO.	NPU 19-0508
DRAWN BY:	BURRZ UNBRETT
DATE:	05.08.19
REVISIONS:	

SHEET #

A2

HOME PLANS UNLIMITED
 CUSTOM DESIGNING & WIND LOAD ENGINEERING
 Authorized Dealer®

Job No #19-0508-24



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-412

Architectural Review Board

5/16/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

411 N. Baylen Street
North Hill Preservation District / Zone PR-2 & R-NC / City Council District 6
Exterior Improvements at a Non-Contributing Structure

SUMMARY:

Dieter Borrell is seeking conceptual approval for exterior improvements at a non-contributing structure that is partially located in the North Hill Preservation District. The northernmost part of the building is located in North Hill while the remaining portion is zoned R-NC. The applicant is proposing to remove the fence and HVAC on the west side of the building, adding a new storefront door system on Baylen Street, adding a new prefinished curtain wall system with blue glass, and new landscaping on the east side of the building composed of Jasmine vines affixed to a stainless steel cable trellis system with prefinished aluminum planters along with Gem Magnolia trees and Drift Roses on the first floor.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2)d.2.i.-ii. North Hill Preservation District; Decisions; Procedure for review; General consideration & Rules governing decisions.

Sec. 12-3-10(2)g. NHPD; Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

411 N. Baylen Street





**Architectural Review Board Application
Full Board Review**

Application Date: 4/23/2024

Project Address: 411 N. BAYLEN

Applicant: DIETER BORRELL

Applicant's Address: 3298 SUMMIT BLVD, SUITE 22D2

Email: dieter@baarchitecturalgroupinc.com

Phone: 850-341-0286

Property Owner: SWAN FINANCIAL

District: ☐ PHD ☒ NHPD ☐ OEHPD ☐ PHBD ☐ GCD
(If different from Applicant)

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
☒ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

CONCEPTUAL REVIEW OF THE EXTERIOR IMPROVEMENTS

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.


Applicant Signature

4/23/2024

Date

An architectural rendering of a modern, multi-story building with a distinctive green wall made of vertical planters. The building is situated on a street with a yellow double line. The sky is blue with some clouds. There are some black redaction boxes in the top left and bottom left corners.

411 Baylen St



416 N Baylen St

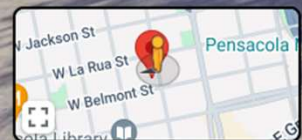
Pensacola, Florida



Google Street View

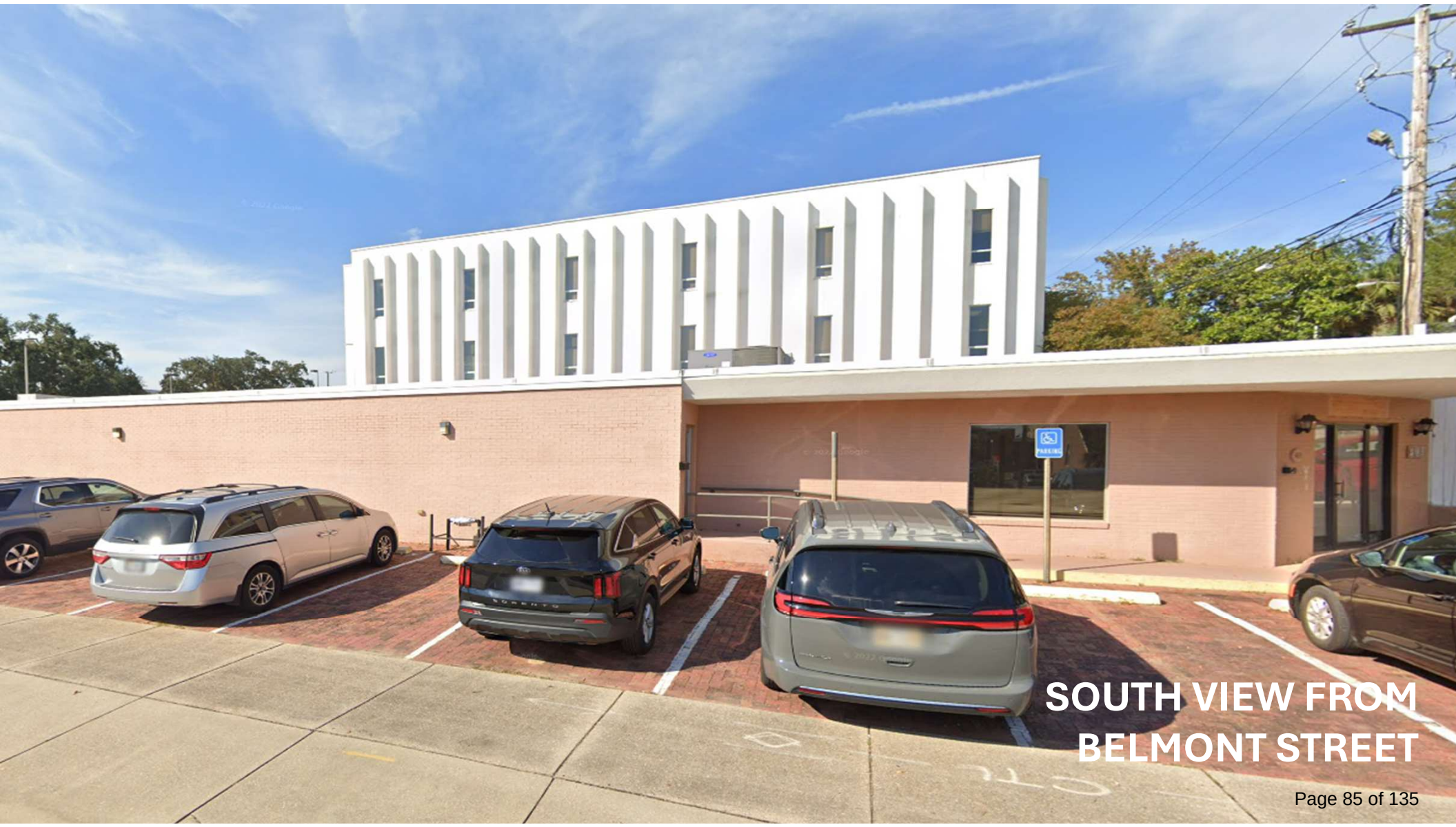
Nov 2021

[See more dates](#)



Google

**EAST VIEW FROM
BAYLEN STREET**



**SOUTH VIEW FROM
BELMONT STREET**



WEST VIEW FROM
PARKING LOT



Parcel ID: 000S009010010012

Account: [131049000](#)
Section Map: [CA076](#)

Situs: 411 N BAYLEN ST
Complex: BELMONT TRACT
Owner: SWAN NEST LLC
Mailing Address:
107 W GREGORY ST
PENSACOLA, FL 32502
Last Sale: 2/29/2024, \$2,200,000
Property Use: OFFICE, MULTI-STORY
Approx. Acreage: 2.3037 ac
Bldg. Count: 2
Total Heated Area: 41,882 sf
Zoned: R-NC
Taxing Auth: PENSACOLA CITY LIMITS
Schools:
Elem: GLOBAL LEARNING ACADEMY
Int: WORKMAN
High: PENSACOLA

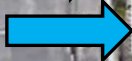




REMOVE FENCE



REMOVE HVAC



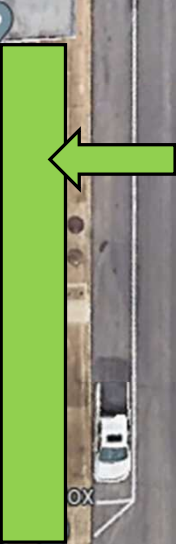
REMOVE SHED



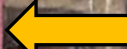
REMOVE HVAC



REMOVE SHED

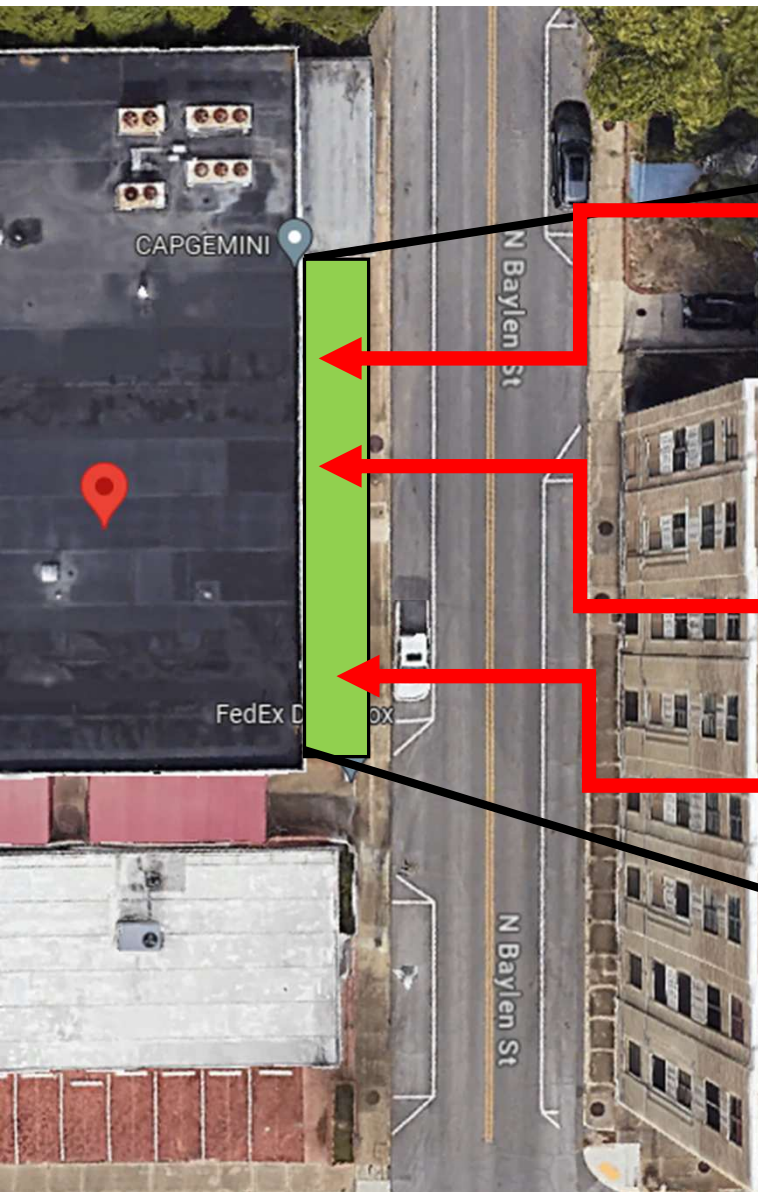


LANDSCAPE AREA



REMOVE FABRIC
AWNINGS

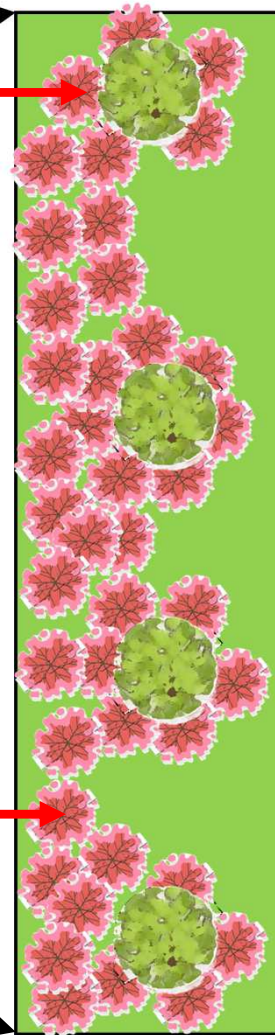
AERIAL PHOTO OF SITE

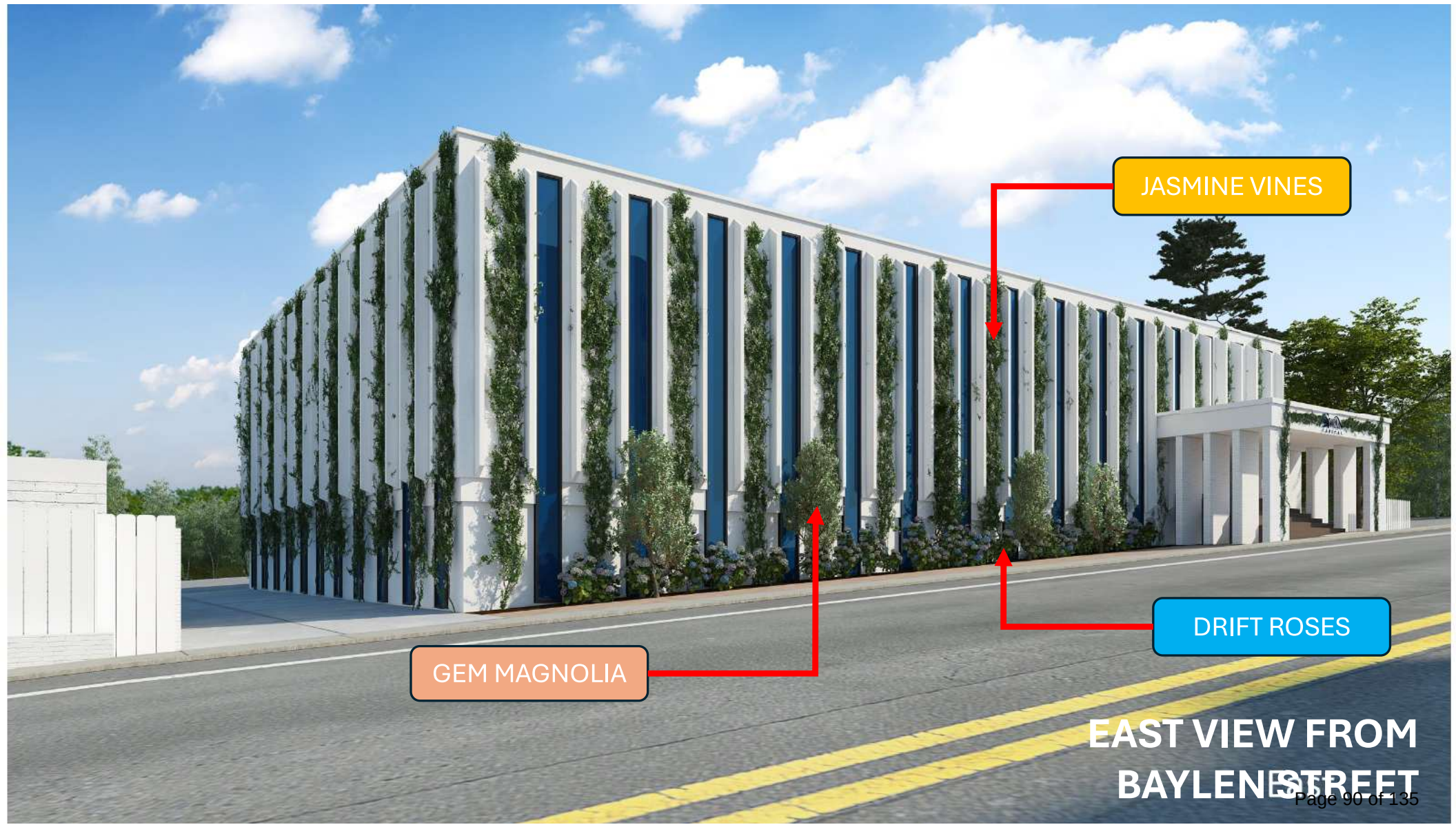


JASMINE VINES

GEM MAGNOLIA

DRIFT ROSES



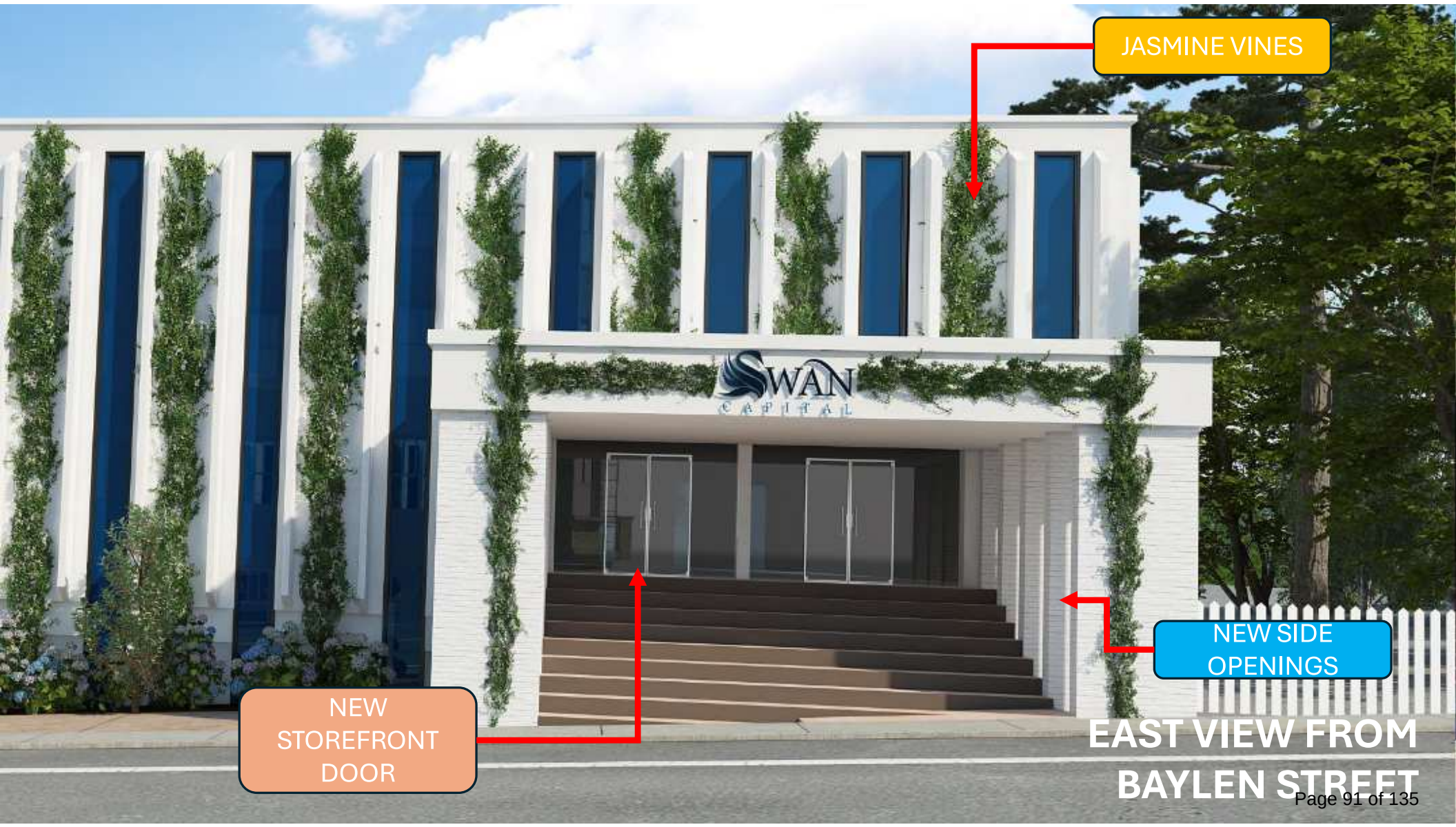


JASMINE VINES

GEM MAGNOLIA

DRIFT ROSES

EAST VIEW FROM
BAYLEN STREET



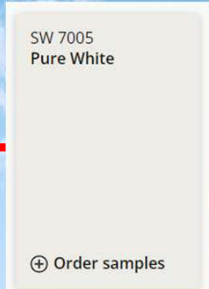
JASMINE VINES

SWAN
CAPITAL

NEW SIDE
OPENINGS

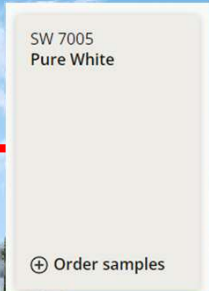
NEW
STOREFRONT
DOOR

EAST VIEW FROM
BAYLEN STREET



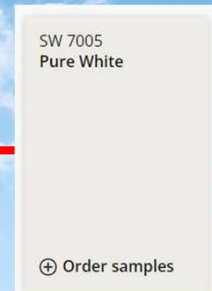
WALL PANEL

EAST VIEW FROM
BAYLEN STREET

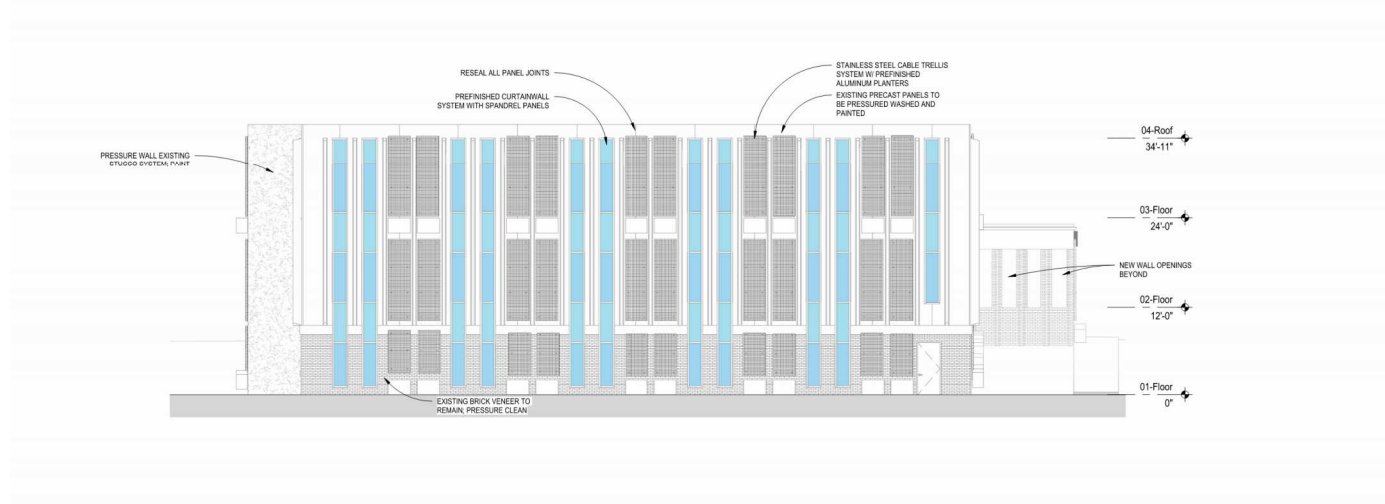


WALL PANEL

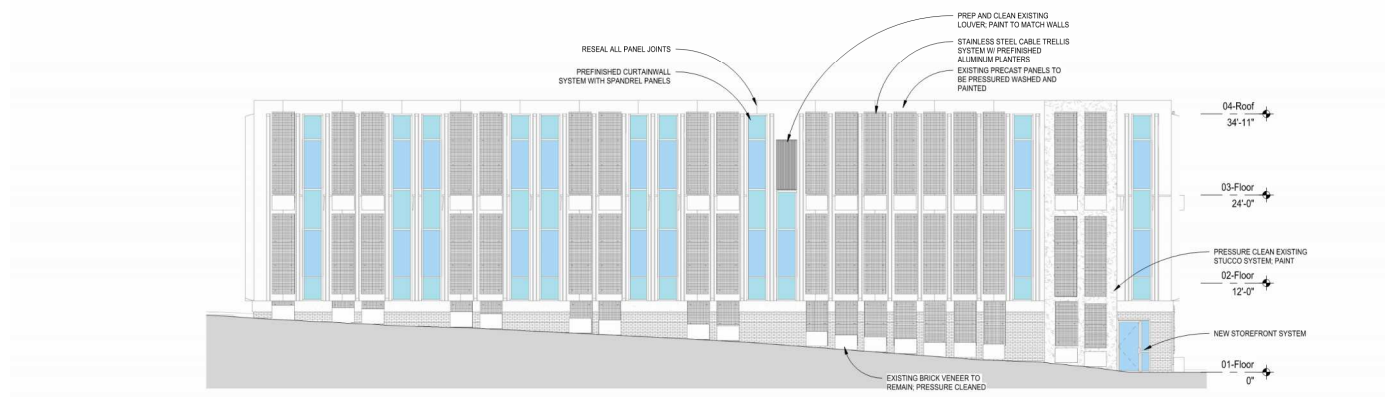
SOUTH VIEW FROM
BELMONT STREET



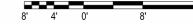
WEST VIEW FROM
WEST
PARKING LOT

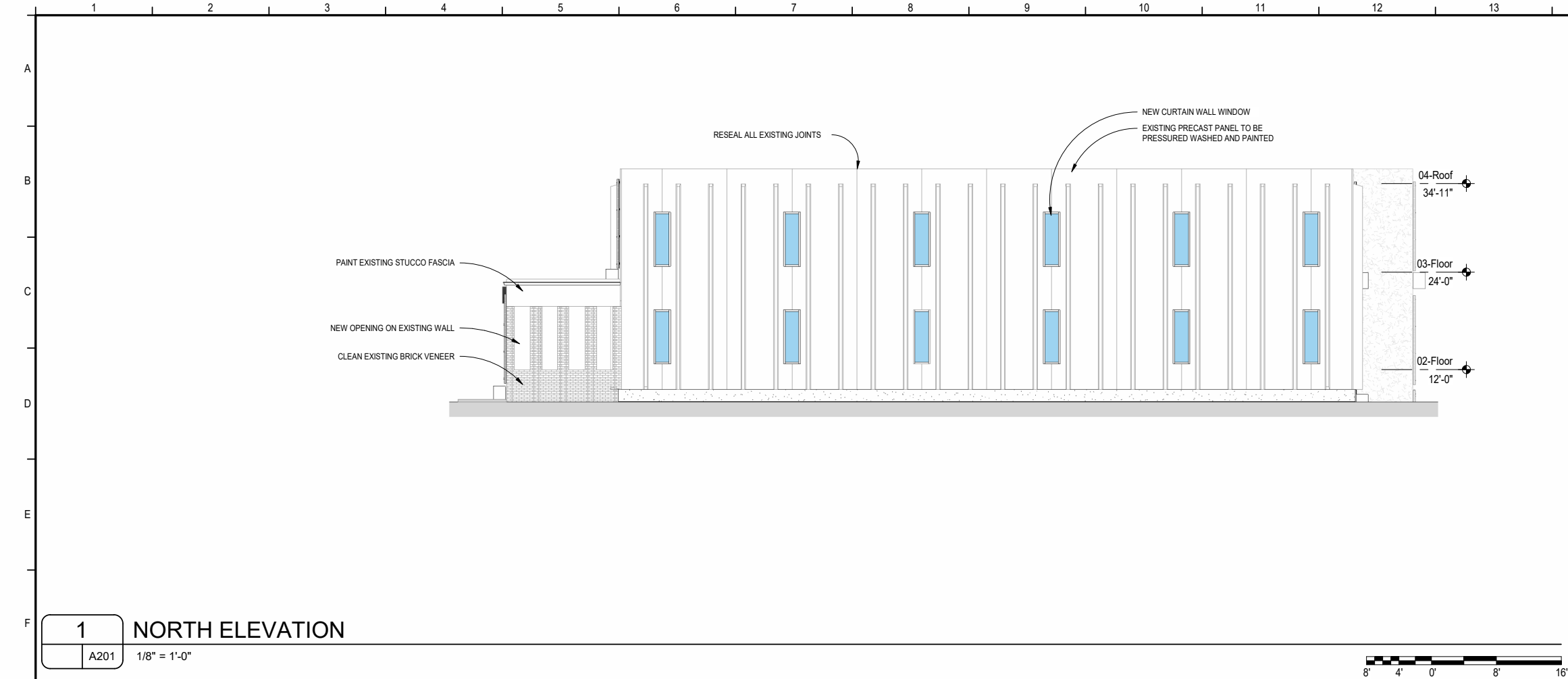


1 SOUTH ELEVATION
A202 1/8" = 1'-0"



2 WEST ELEVATION
A202 1/8" = 1'-0"





GENERAL NOTES

- COORDINATE WITH ROOM FINISH SCHEDULE AND FINISH INDEX FOR FINISHES OF ALL SURFACES NOT OUTLINED ON THESE DRAWINGS.
- ALL BRICK VENEER TO HAVE CLEAR BLOCK SEALER @ ALL EXPOSED MASONRY SURFACES
- SEE DETAILS FOR TYPICAL CONTROL JOINT DETAIL
- SUBMIT PRODUCT LITERATURE, CERTIFICATIONS, TEST REPORTS & FULL MATERIAL SAMPLES OF EACH COLOR SPECIFIED.

PROJECT ISSUES:

SCHEMATIC DESIGN	2024-04-18
REVISION #1	2024-04-25
REVISION #2	2024-04-27

PROJECT TEAM:

ARCHITECTURAL	B&A ARCHITECTURAL GROUP
STRUCTURAL	TRUE NORTH STRUCTURAL ENGINEERING
MECHANICAL	GULF STATES ENGINEERING INC
PLUMBING	GULF STATES ENGINEERING INC
ELECTRICAL	GULF STATES ENGINEERING INC

PROJECT:

SWAN FINANCIAL TOWER



**411 N BAYLEN STREET
PENSACOLA, FLORIDA
32501**

**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

PROJECT NO. : 24010
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A201

REVISION #2
Page 56 of 135



Jennie Sealy Hospital - Galveston, TX

YHC 300 OG

Impact Resistant and Blast Mitigating
Outside Glazed Curtain Wall System

The **YHC 300 OG** is a high performance curtain wall system designed and tested to provide innovative impact and blast solutions for a wide range of applications and design pressures from 45 PSF all the way to 130 PSF. The 3" face dimension ensures recommended glass clearances are maintained. Dry glazing options (for all design pressure ranges) slash installation time for quicker building dry-in.

- Fully tested to ASTM 1886 / ASTM 1996 and TAS 201-203
- Florida Product Approvals for large and small missile including HVHZ and Level E
- 15/16" glass bite meets GANA guidelines of 1/4" clearance to reduce glass breaks
- Single and multi-span applications
- Accommodates monolithic & insulating glass
- Shallow mullion option is available

Configuration:

Glazing	Glass Setting	Installation
Outside	Front Set	Shear Block

Thermal Values:

U-Factor:	Values as low as 0.37*
CRF:	Minimum 72 _{frame} and 68 _{glass}

*Based on AAMA 507. Lower values may be achieved through further simulation.



YHC 300 OG SPECS		
Base Depth	7-11/16"	
Sightline	3"	
Config	Outside Glazed / Front Set	
Tested Glass	9/16" Monolithic or 1-5/16" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	0.06 CFM/FT ² (1.10 m ³ /h·m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Water Infiltration	Static: 20 PSF (958 Pa) Dynamic: 20 PSF (958 Pa)	ASTM E 331 AAMA 501
Acoustical (1-1/4" IGU)	Laminated STC: 37 Laminated OITC: 32	ASTM E 90 ASTM E 1425

Thermal Performance									
Mullion Depth	U-Factor - BTU/hr·ft ² ·°F						CRF		
3" x 7-11/16" (1-5/16" Laminated IGU)	0.46	0.44	0.42	0.41	0.39	0.37	72	68	
Center of Glass	0.30	0.28	0.26	0.24	0.22	0.20	Frame	Glass	
AAMA 507							AAMA 1503		

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2605

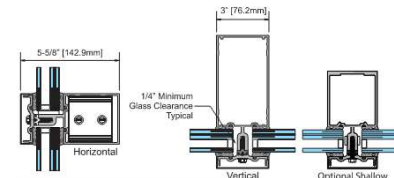
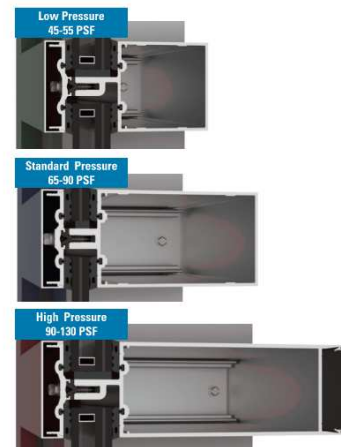
Product Approvals	
Missile Level A, D, E	Wind Zone 3
Hurricane HVHZ	International ICC
Florida FBC	Texas TDI

Mullion Depth Options	
Insulated	Monolithic
Low (45-55 PSF)	
5-21/32"	4-7/8"
Med (60-90 PSF)	
7-11/16"	6-15/16"
High (90-130 PSF)	
10-1/2"	9-3/4"

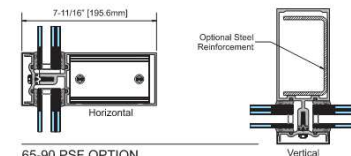
Hurricane and Blast Protection

- ICC Compliant and FBC Statewide approvals – HVHZ
- Large Missile Level E – Essential Facilities
- Large Missile Level D & Small Missile Level A
- "Low Hazard" per ASTM F 1642 Test @ 6 psi / 41 psi-ms

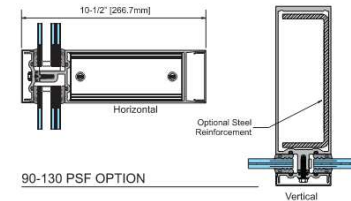
Dry Glazing option shown. Visit www.ykkap.com for glazing options and CSI Specs by performance and glazing type.



45-55 PSF OPTION



65-90 PSF OPTION



90-130 PSF OPTION

Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting www.ykkap.com/commercial/productguide

35H & 50H Doors

Impact Resistant and Blast Mitigating Entrance Systems

ProTek



YKK AP Hurricane & Blast Solutions

Product Description

Our standard pressure entrances are available in 3-1/2" medium and 5" wide stile versions. In addition to a comprehensive array of locking and hinging options, this product is available with monolithic or 1" insulating laminated glass. Mid rail and bottom rail options provide additional design flexibility for the specifier.

YKK AP has also addressed ongoing maintenance in abusive environments, such as schools and military bases. To reduce maintenance costs choose either rim panic exit devices combined with an impact rated aluminum removable mullion, or single point locks paired with flush bolts on the inactive panel. These institutional grade entrance systems provide maximum security under the most demanding conditions without the need for steel reinforcing. They also integrate with YKK AP's YHS storefront and YHC curtain wall framing systems.

Product Options & Features

- Large & Small Missile - To 90 psf
- Florida Product Approval - HVHZ
- Blast Mitigation Tested - ASTM F 1642
- YKK AP VersaJamb® Door Frame



YKK AP

Quality
inspires®



SYSTEM SPECIFICATIONS

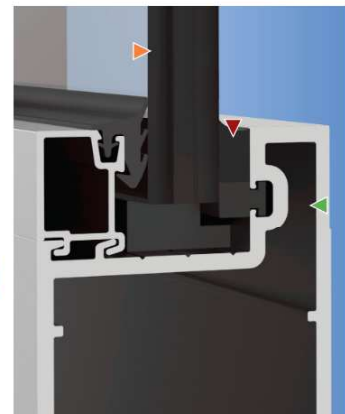
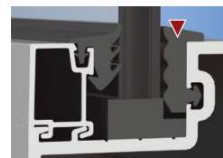
System Stile	Glass Config	Glass	Air Infiltration (Single Acting Butt Hinges or Offset Pilots)	Water Infiltration	Structural Load	Structural Performance
3-1/2" Medium 5" Wide	Center Set	9/16" Monolithic or 1" IGU with Low-E (C.O.G. U-factor: 0.29)	Single Doors: 0.50 CFM/FT² Paired Doors: 1.00 CFM/FT²	Static: 10.5 psf Dynamic: 10.5 psf	Up to 90 psf with Dry Glazing	Door corner structural strength shall be tested per YKK AP's dual moment test procedure and certified by an independent testing lab to ensure corner integrity and weld compliance. Certified test procedures and results are available upon request.
Testing Standards			ASTM E 283	ASTM E 331	ASTM E 330	ASTM E 330
Florida Product Approval and Texas Dept on Insurance Evaluation			Missile Level E, Large & Small Missile, HVHZ & ICC Compliant ASTM E 1886, E 1996 and TAS 201-203			
Available Finishes			Factory Anodized (AAMA 612) and Organic Paints (AAMA 2605)			

35H & 50H

ENTRANCE SYSTEM CLOSER LOOK

- ▶ **Monolithic or IGU Glazing Pocket** - Monolithic and insulating glazing utilize different rail designs.
- ▶ **Thermal Performance** - Improved thermal performance can be achieved with Insulating Glass. Entrances have been thermally tested utilizing insulating glass with 0.29 center of glass "U" factor.
- ▶ **Glazing Options** - For reduced installation labor, dry glaze solutions (to 90 PSF) are available. Wet and Dry Glaze options are available for both hurricane impact and blast mitigation.
- ▶ **Integral Mullins** - For increased aesthetic possibilities Insulating Glass units can be ordered with internal mullins.

Wet Glazed option is shown in the larger image on the right.
Dry Glazed is shown in the smaller image on the left.



Contact YKK AP for a copy of the warranty and its limitations



Standard Entrances

- Singles: 3'-0" x 7'-0" & 3'-0" x 8'-0"
- Pairs: 6'-0" x 7'-0" & 6'-0" x 8'-0"
- Rixson Pivot, Butt Hung and Continuous Hinge
- Single and 3-Point Locks for Single Doors, 5-Point Locks for Pairs
- Rim and CVR Exit Devices

Custom Entrances

- Singles: Up to 4'-0" x 8'-0" and 3'-6" x 9'-6"
- Pairs: Up to 8'-0" x 8'-0" and 7'-0" x 9'-6"
- Pairs: Up to 7'-0" x 8'-0" with Rim Panic
- Standard and Custom Hardware

Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:
www.ykkap.com/commercial/product/entrances/35h/ www.ykkap.com/commercial/product/entrances/50h/



NatureScreen is the strongest, most durable, innovative trellis system available today. We offer a variety of styles including the standard Double Mesh Trellis (DMT), a Graphic Mesh Trellis (GMT), and our newest and most economical Single Mesh Trellis (SMT/SMT E) system. All of our trellis systems can include our optional lighting packages for 24/7 enjoyment of your plant screens.



FEATURES & BENEFITS

- ◆ **Available in three distinct styles:**
Double Mesh Trellis - **DMT**
Graphic Mesh Trellis - **GMT**
Single Mesh Trellis - **SMT/SMT E**
- ◆ **Extruded Aluminum Frames** provide a strong foundation for plants to thrive.
- ◆ Industry leading **10ga, 8ga or 6ga Wire Mesh is 50% - 125% thicker** for added strength.
- ◆ **Complete Project Management** from Concept to Installation
- ◆ **Manufactured In-House** in our state-of-the-art Central Ohio facility
- ◆ **Nationwide Turnkey Installation**

FEATURES & BENEFITS

- ◆ **Stainless Steel Mesh** for elegance beyond the ordinary
- ◆ **Integrated LED Lighting Packages** for 24/7 enjoyment
- ◆ **Integrated Plant Mister Systems**

SHAPES



SQUARE/RECTANGLE



ARCHED TOP



CUTOUTS



GEOMETRICS



ARBORS

MOUNTING



WALL MOUNTED



BETWEEN POSTS
& FENCE LINES



INTEGRATED
PLANX PLANTERS



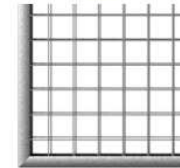
FREESTANDING
CUSTOM SHAPES



CORNER SYSTEMS

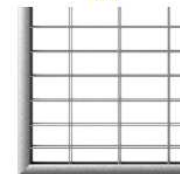
WIRE MESH

2X2



STANDARD MESH

2X4



1X3



4X4



CUSTOM MESH



ENHANCEMENTS

The R&D Team at CityScapes is continually innovating complimentary items to enhance your site. They thrive on architectural challenges, so send us your ideas and let's get to work on your next project. Here are just a few examples to get you started.



POST SURROUNDS

We developed an easy to install Post Surround or Column Wrap system that adds visual interest to existing posts or columns. Utilizing our heaviest weight, stainless steel mesh with a proprietary two-piece top and bottom retainer, the surrounds can be installed quickly with minimal tools. Fill the mesh with river rock or stones to enhance an entry way, lobby or sign post.

COVRIT® WALLS

Our trellis systems can be integrated into our popular Covrit wall Systems. Create a beautiful alternative to traditional fencing with a series of post mounted trellises or add a unique look by alternating trellis sections with our Plankwall product line. For more information about our Covrit Wall Systems, visit our [Covrit Walls & Gates page](#).



PLANX® PLANTERS

Our DMT and SMT/SMT E Trellises are the perfect complement to our Planx Planter product line. These unparalleled raised planters are designed with style, versatility and zero maintenance in mind. They are even backed by an industry-leading 20-year warranty. They make the perfect addition to walkways, building entryways, rooftop gardens and restaurant patios.

An architectural rendering of a modern, two-story building with a prominent green wall made of vertical planters. The building is situated on a street with a yellow double line. The sky is blue with some clouds. There are some trees and bushes in the foreground and background. The text "411 Baylen St" is overlaid on the left side of the image.

411 Baylen St



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-413

Architectural Review Board

5/16/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

18 W. Wright Street
North Hill Preservation District & Palafox Historic Business District / Zone C-2A / City Council District 6
New Windows at a Contributing Structure

SUMMARY:

Townes Plus Architects are seeking final approval to replace the existing windows in the Parish Hall wing of Christ Episcopal Church with Andersen A-Series composite clad wood windows in Forest Green, all double hung except for a small attic window which will be fixed.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2)d.2.i.-ii. North Hill Preservation District; Decisions; Procedure for review; General consideration & Rules governing decisions.

Sec. 12-3-10(2)f. NHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.

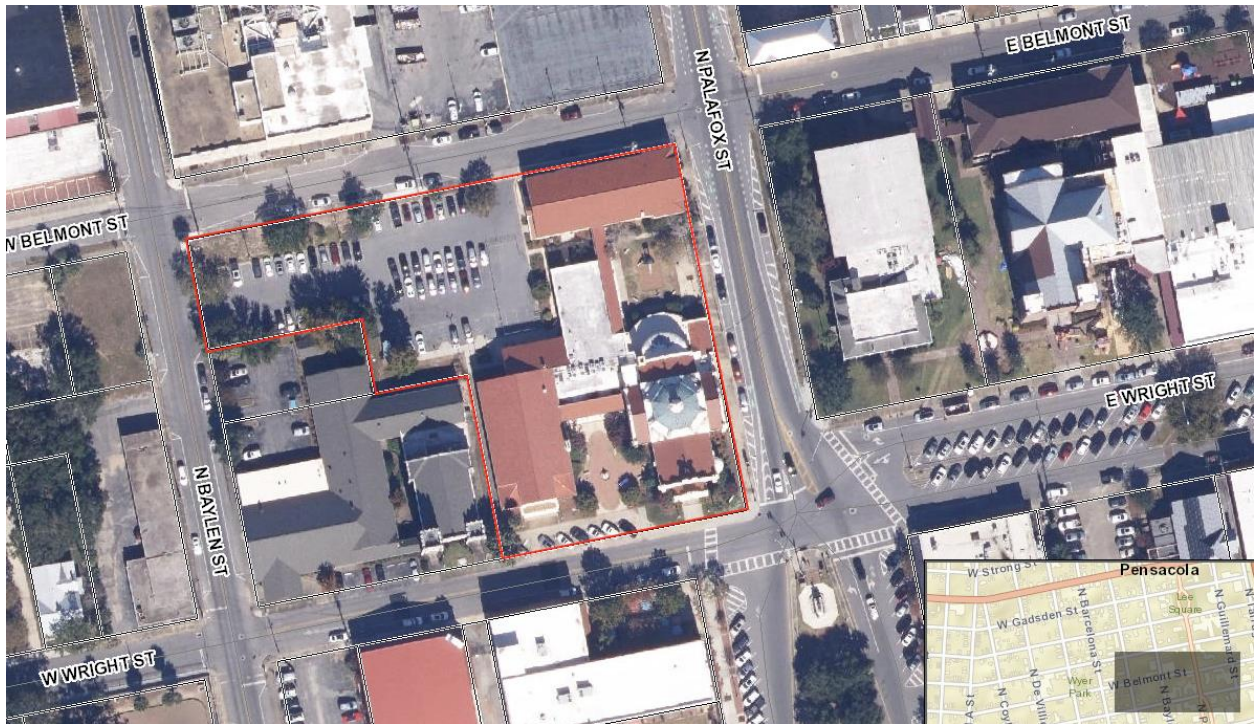
Sec. 12-3-27(f)(2)a. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.

Sec. 12-3-27(f)(4)b- c. PHBD; Architectural review of proposed exterior development; Board review standards; Building fronts, rears, and sides abutting streets and public areas; Windows.

ATTACHMENTS:

1. Images
2. Application and Materials

18 W. Wright Street





**Architectural Review Board Application
Full Board Review**

Application Date: April 24, 2024

Project Address: 18 West Wright Street

Applicant: Townes Plus Architects

Applicant's Address: 2421 North 12th Ave, Pensacola, FL 32503

Email: michael@townesplus.com **Phone:** 850-433-0203

Property Owner: Christ Episcopal Church

District: ☒ **PHD** ☒ **NHPD** ☐ **OEHPD** ☒ **PHBD** ☐ **GCD**

(If different from Applicant)

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

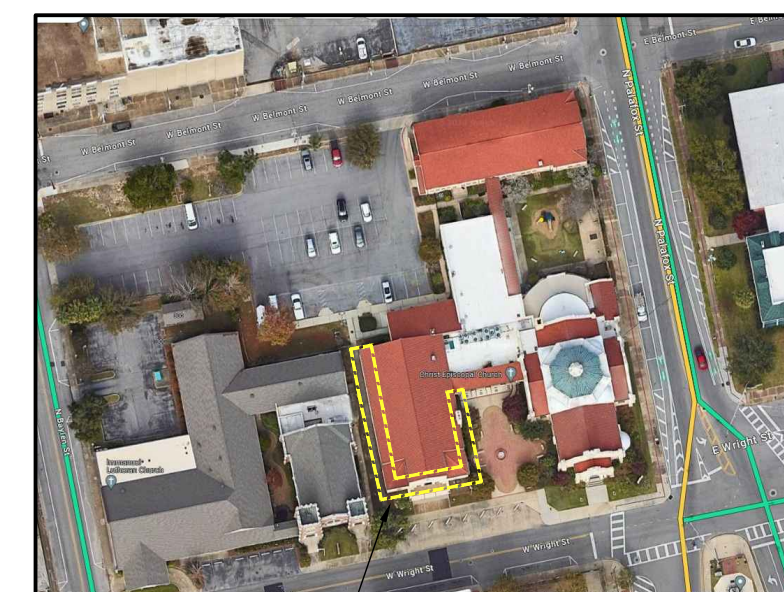
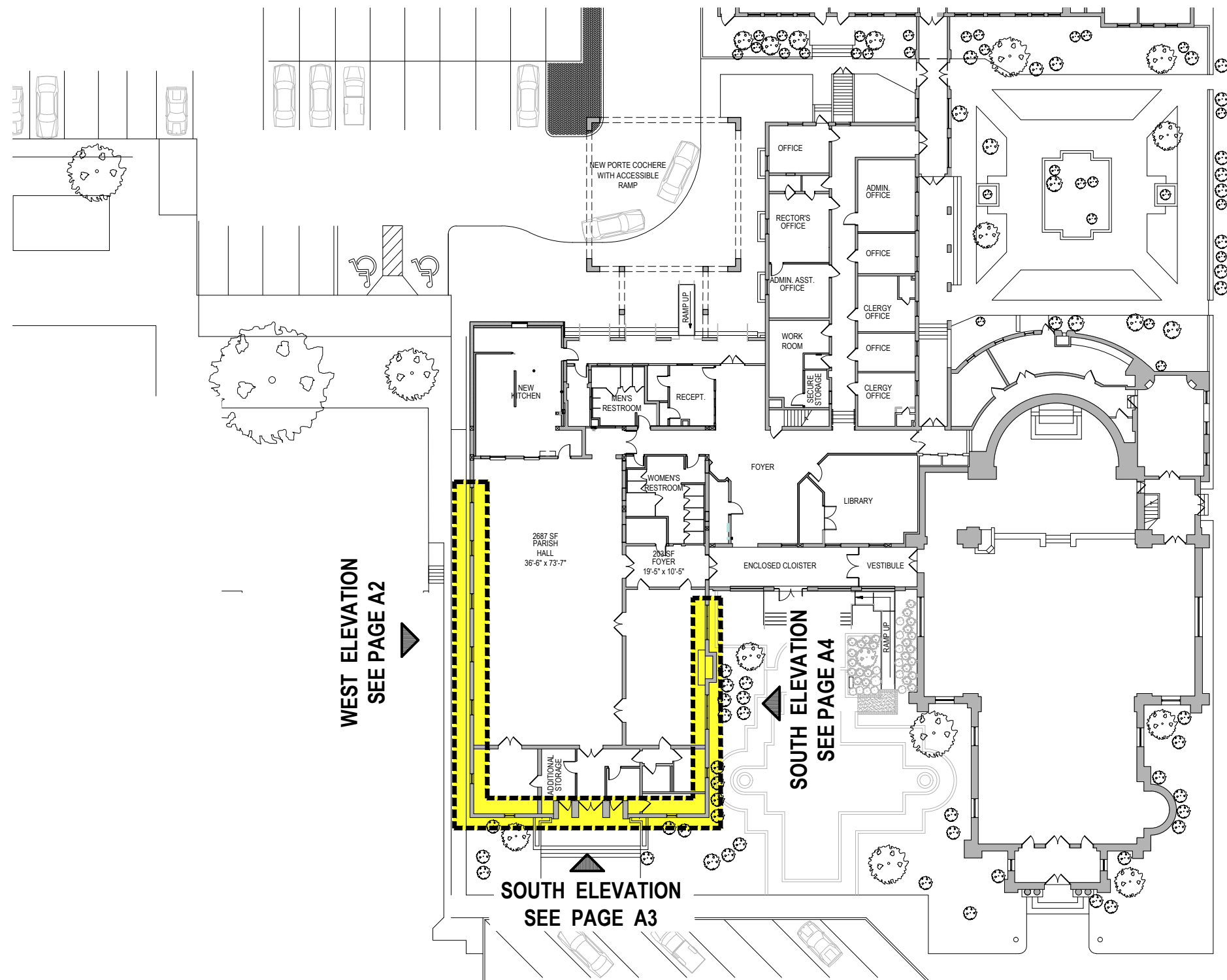
Seeking final approval for replacement of windows in the Parish Hall wing of Christ Episcopal Church. This building was added to the original structure in 1967 (according to construction drawings which are dated 5/22/1967). These original drawings called for the windows to be vinyl clad wood. The windows are in a state of disrepair and are in need or replacement. The proposed replacement windows are Anderson A-Series composite clad wood windows, double hung (except for the small attic winow which will be fixed). They will be impact resistant and will meet all Florida Building Code Requirements. Sizes will match existing, Sash/panel configuration will match existing. Color will be Andersen's "Forest Green" which will match existing.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.


Applicant Signature

April 24, 2024

Date



LOCATION OF
WALLS TO RECEIVE
REPLACEMENT WINDOWS

AERIAL IMAGE OF SITE

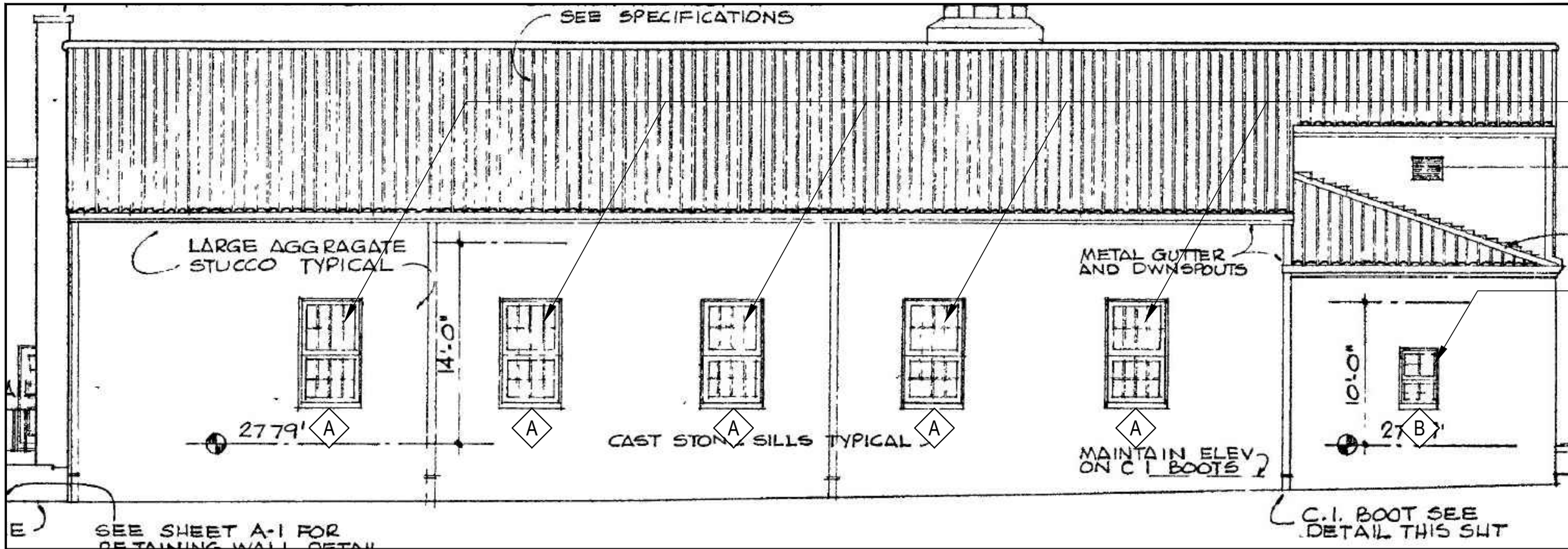
 **1**
A1 **SITE PLAN**
SCALE: 1/32"=1'-0"

PARISH HALL WINDOW REPLACEMENT
CHRIST EPISCOPAL CHURCH
18 WEST WRIGHT STREET, PENSACOLA, FL

TOWNES+ ARCHITECTS, P.A.
ARCHITECTS - PLANNERS
2421 NORTH 12TH AVENUE, PENSACOLA, FL 32503
PH: (850) 433-0203 AA-26001051

ARB FINAL APPROVAL
Scale: AS NOTED
Date: APR. 24, 2024

NEW WORK
DETAILS
A1



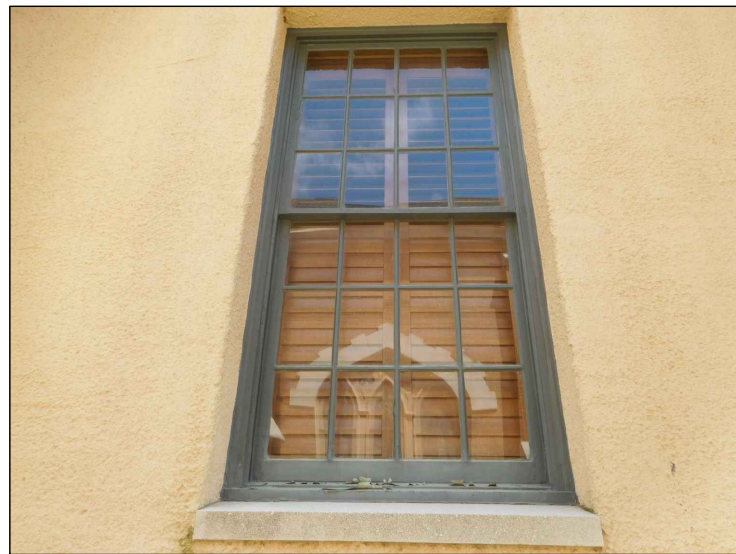
WINDOW LOCATION "A"
See Page A5

WINDOW LOCATION "B"
See Page A5

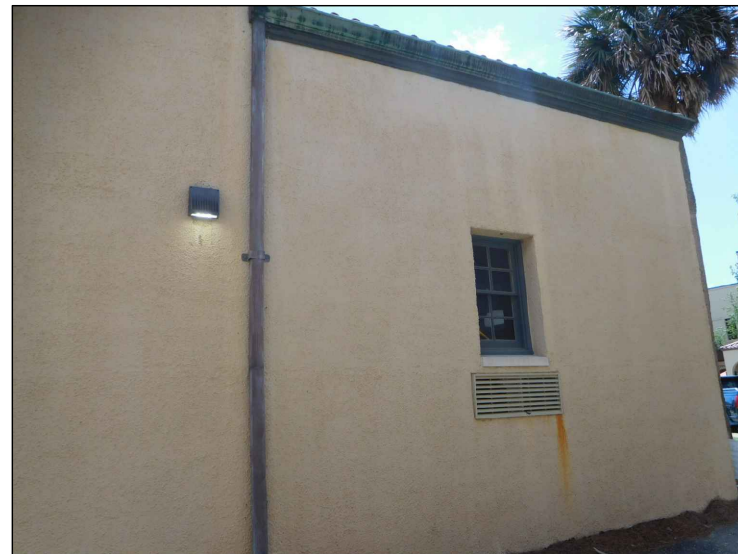
1 WEST ELEVATION AS SHOWN ON ORIGINAL DRAWINGS
A2 SCALE: 1/8"=1'-0"



West Elevation Showing the five Location A windows as they currently exist.



Close up view of typical Location A window (existing)



West Elevation Showing the Location B existing window as it currently exists.



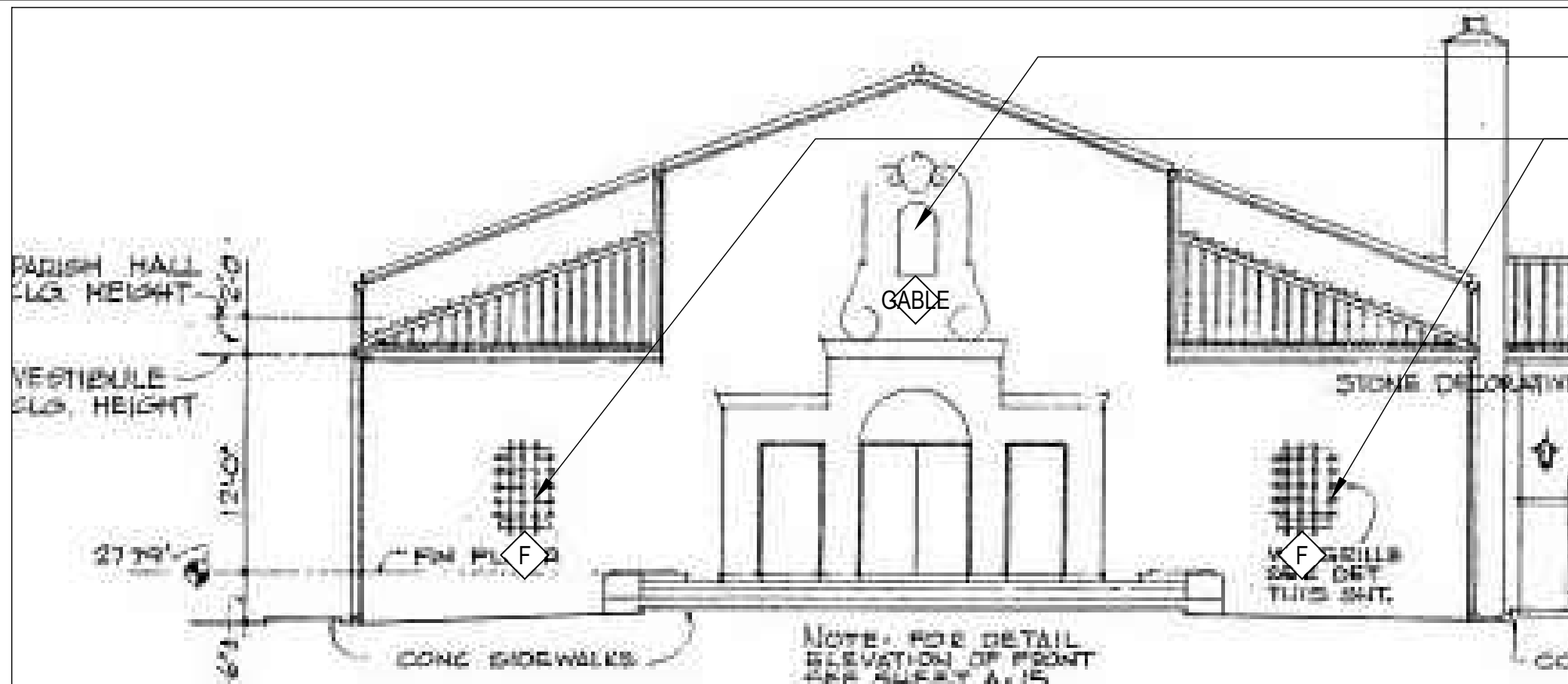
Close up view of Location B window at West Elevation (existing).

PARISH HALL WINDOW REPLACEMENT
CHRIST EPISCOPAL CHURCH
18 WEST WRIGHT STREET, PENSACOLA, FL

TOWNES+ ARCHITECTS, P.A.
ARCHITECTS - PLANNERS
2421 NORTH 12TH AVENUE, PENSACOLA, FL 32503
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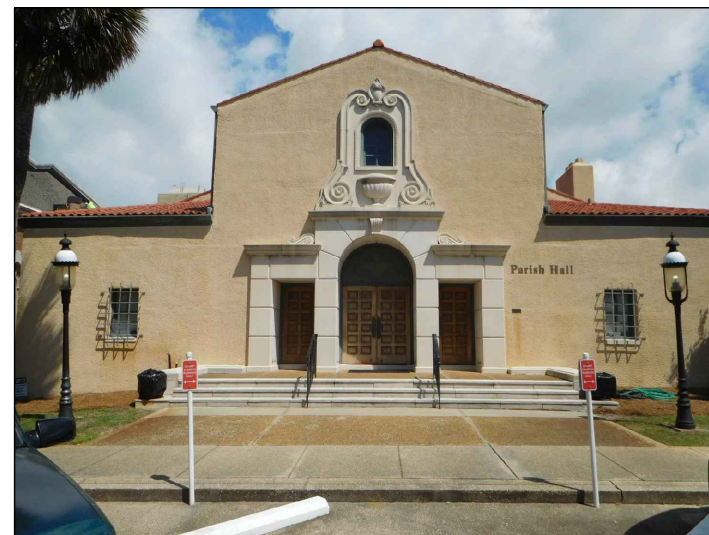
ARB FINAL APPROVAL
Scale: AS NOTED
Date: APR. 24, 2024

NEW WORK
DETAILS
A2



GABLE ROUND TOP FIXED WINDOW- See Page A5
WINDOW LOCATION "F"
See Page A5 (existing gill will be cleaned and replaced after window installation)

1 SOUTH ELEVATION AS SHOWN ON ORIGINAL DRAWINGS
A3 SCALE: 1/8"=1'-0"



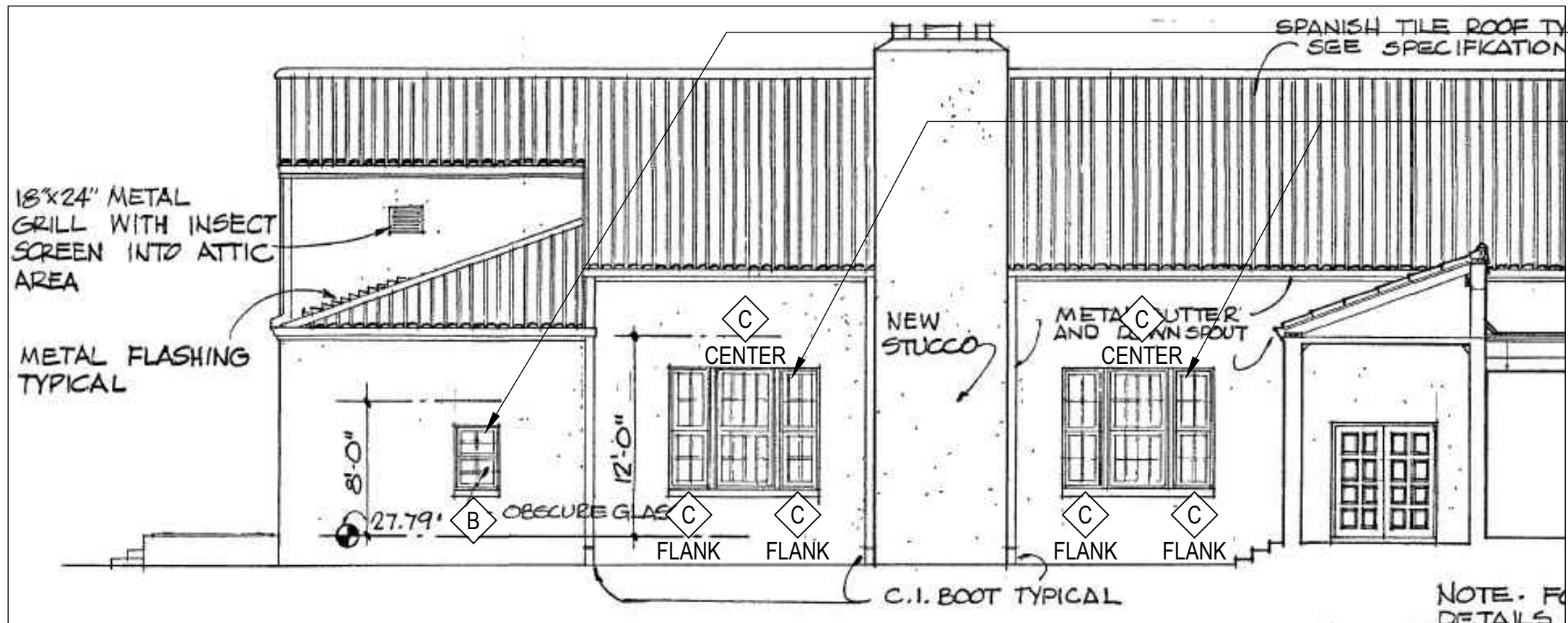
South Elevation Showing the two Location F windows and the gable round top fixed window as they currently exist.

PARISH HALL WINDOW REPLACEMENT
CHRIST EPISCOPAL CHURCH
18 WEST WRIGHT STREET, PENSACOLA, FL

TOWNES+ ARCHITECTS, P.A.
ARCHITECTS - PLANNERS
2421 NORTH 12th AVENUE, PENSACOLA, FL 32503
PH: (850) 433-0203 AA-26001051

ARB FINAL APPROVAL
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NEW WORK
DETAILS
A3



WINDOW LOCATION "B"
See Page A5

WINDOW LOCATION "C"
Center and two flanks-
See Page A5

1 SOUTH ELEVATION AS SHOWN ON ORIGINAL DRAWINGS
A4 SCALE: 1/8"=1'-0"



East Elevation Showing the two Location C windows and the one Location B window as they currently exist.



Close up view of Location B window at East Elevation (existing).



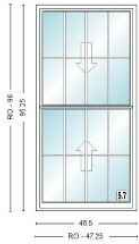
Close up view of typical Location C window at East Elevation (existing).

PARISH HALL WINDOW REPLACEMENT
CHRIST EPISCOPAL CHURCH
18 WEST WRIGHT STREET, PENSACOLA, FL

TOWNES+ ARCHITECTS, P.A.
ARCHITECTS - PLANNERS
2421 NORTH 12TH AVENUE, PENSACOLA, FL 32503
PH: (850) 433-0203 AA-26001051

ARB FINAL APPROVAL
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NEW WORK
DETAILS
A4



Item	Qty	Operation	Location
100	5	AA	A

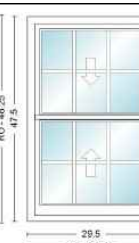
RO Size = 47 1/4" x 96"
Unit Size = 46 1/2" x 95 1/4"

ADH 3' 10 1/2"X7' 11 1/4", Unit, 8 Degrees - Moderate, A Series Stormwatch Double-Hung, Traditional, Impact Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Impact Resistant Argon Fill Full Divided Light (FDL) 4 Wide, 2 High, Specified Equal Light Pattern, Forest Green, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Finger Lift (Pair), Traditional, White, Traditional, 2 Sash Locks White, Forest Green, Full Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Head and Side Member Extension Jambs, Factory Applied

Sash Lift: ADH Finger Lift (Pair) Traditional White PN:9159494
 Insect Screen 1: A Series Stormwatch Double-Hung, ADH 46.5 x 95.25 8 Degrees - Moderate Full Screen Aluminum Forest Green

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.18	YES	A1	42.4440	42.9790	12.6681

Item	Qty	Operation	Location				
200	2	AA	B				
RO Size = 31 3/4" x 48 1/4"		Unit Size = 31" x 47 1/2"					
ADH 2' 7"X3' 11 1/2", Unit, 8 Degrees - Moderate, A Series Stormwatch Double-Hung, Traditional, Impact Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Impact Resistant Argon Fill Full Divided Light (FDL) 2 Wide, 2 High, Specified Equal Light Pattern, Forest Green, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Finger Lift (Pair), Traditional, White, Traditional, 2 Sash Locks White, Forest Green, Full Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Head and Side Member Extension Jambs, Factory Applied							
Sash Lift: ADH Finger Lift (Pair) Traditional White PN:9159494							
Insect Screen 1: A Series Stormwatch Double-Hung, ADH 31 x 47.5 8 Degrees - Moderate Full Screen Aluminum Forest Green							
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.18	YES	A1	26.9440	19.1040	3.57460

		Item	Qty	Operation	Location		
		300	2	AA	F		
		RO Size = 30 1/4" x 48 1/4"		Unit Size = 29 1/2" x 47 1/2"			
		ADH 2' 5 1/2"X3' 11 1/2", Unit, 8 Degrees - Moderate, A Series Stormwatch Double-Hung, Traditional, Impact Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Impact Resistant Argon Fill Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern, Forest Green, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Finger Lift (Pair), Traditional, White, Traditional, 2 Sash Locks White, Forest Green, Full Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Head and Side Member Extension Jambs, Factory Applied					
		Sash Lift: ADH Finger Lift (Pair) Traditional White PN:9159494					
Insect Screen 1: A Series Stormwatch Double-Hung, ADH 29.5 x 47.5 8 Degrees - Moderate Full Screen Aluminum Forest Green							
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.18	YES	A1	25.4440	19.1040	3.37560

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
400	2	AA	C CENTER UNIT

RO Size = 48" x 96"

Unit Size = 47 1/4" x 95 1/4"

ADH4080, Unit, 8 Degrees - Moderate, A Series Stormwatch Double-Hung, Traditional, Impact Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Impact Resistant Argon Fill Full Divided Light (FDL) 4 Wide, 2 High, Specified Equal Light Pattern, Forest Green, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Finger Lift (Pair), Traditional, White, Traditional, 2 Sash Locks White, Forest Green, Full Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Head and Side Member Extension Jambs, Factory Applied

Sash Lift: ADH Finger Lift (Pair) Traditional White PN:9159494

Insect Screen 1: A Series Stormwatch Double-Hung, ADH4080 8 Degrees - Moderate Full Screen Aluminum Forest Green

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.18	YES	A1	43.1875	24.5000	7.35000

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
500	4	AA	C FLANKER UNITS

RO Size = 27 1/2" x 96"

Unit Size = 26 3/4" x 95 1/4"

ADH 2' 2 3/4"X7' 11 1/4", Unit, 8 Degrees - Moderate, A Series Stormwatch Double-Hung, Traditional, Impact Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, Forest Green Exterior Frame, Forest Green Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun Impact Resistant Argon Fill Full Divided Light (FDL) 2 Wide, 2 High, Specified Equal Light Pattern, Forest Green, Pine w/Unfinished, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Finger Lift (Pair), Traditional, White, Traditional, 2 Sash Locks White, Forest Green, Full Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / Unfinished Standard Head and Side Member Extension Jambs, Factory Applied

Sash Lift: ADH Finger Lift (Pair) Traditional White PN:9159494

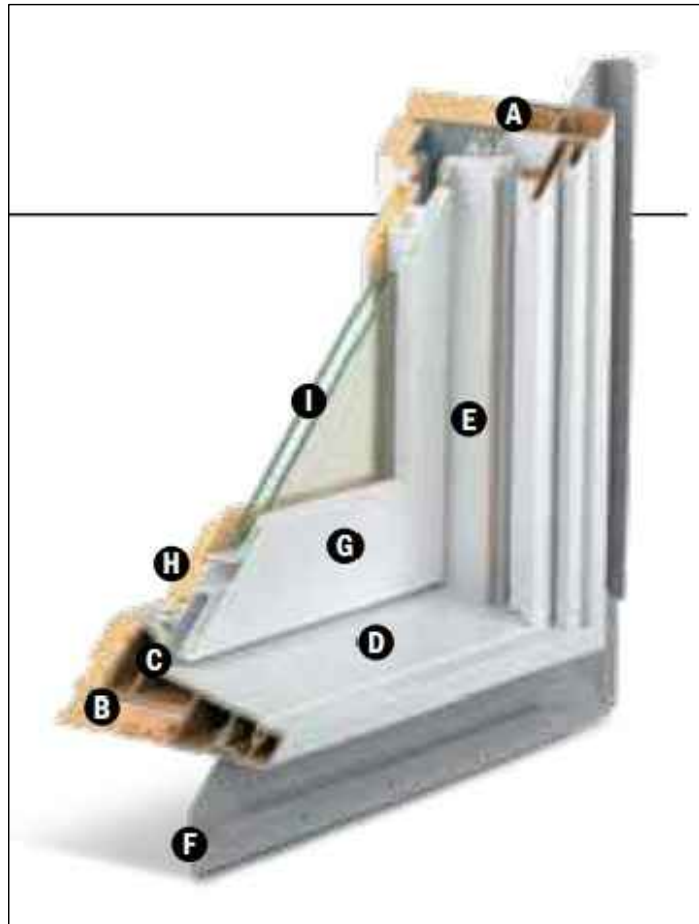
Insect Screen 1: A Series Stormwatch Double-Hung, ADH 26.75 x 95.25 8 Degrees - Moderate Full Screen Aluminum Forest Green

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.18	YES	A1	22.6940	42.9790	6.77340

PARISH HALL WINDOW REPLACEMENT
CHRIST EPISCOPAL CHURCH
18 WEST WRIGHT STREET, PENSACOLA, FL

TOWNES+ ARCHITECTS, P.A.
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2421 NORTH 12th AVENUE, PENSACOLA, FL 32503
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ARB FINAL APPROVAL	NEW WORK DETAILS A5
Scale: AS NOTED	
Date: APR. 24, 2024	



DOUBLE-HUNG

Frame

- A** Frame constructed with a wood core and a Fibrex composite material exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.
- B** Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.
- C** The dual weatherstripping system utilizes a double foam-filled design that creates a pressure equalization chamber, knocking down driving rain and delivering a long-lasting, energy-efficient barrier against wind, water and dust.
- D** Traditional sloped sill design.
- E** For units with White exterior, exterior jamb liner is White. For all other exterior colors, the exterior jamb liner is Sandtone. All double-hung windows include lower jamb liner cover/inserts that match the window exterior color.
- F** A factory-applied rigid vinyl flange helps seal the unit to the structure. Available in a standard design or in a trim flange design (shown). The trim flange allows for Andersen exterior trim surrounds to be applied in seconds after window installation.

Sash

- G** Fiberglass construction provides durable, strong and long-lasting* performance. Finished with a Flexacron paint system. This stabilized polyester paint is electrostatically applied for maximum protection and a lustrous, low-maintenance finish.

GRILLE CONFIGURATIONS

FULL DIVIDED LIGHT

For an authentic look, Full Divided Light grilles are permanently applied to the interior and the exterior of the window with a spacer between the glass.



Permanent Exterior
Permanent Interior with Spacer



PARISH HALL WINDOW REPLACEMENT
CHRIST EPISCOPAL CHURCH
18 WEST WRIGHT STREET, PENSACOLA, FL

TOWNES+ ARCHITECTS, P.A.
ARCHITECTS - PLANNERS
2421 NORTH 12TH AVENUE, PENSACOLA, FL 32503
PH: (850) 433-0203 AA-26001051

ARB FINAL APPROVAL
Scale: AS NOTED
Date: APR. 24, 2024

NEW WORK
DETAILS
A6



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-415

Architectural Review Board

5/16/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

200 E. Zarragossa Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Exterior Site Improvements at a Contributing Structure

SUMMARY:

The UWF Historic Trust is seeking final approval for walkway modifications and a new entrance gate to the Historic Village. The applicant is proposing red brick pavers in both basketweave and running bond patterns and the new entrance design will be anchored by two ballast stone columns with an arched wood covering and a wooden gate. Signage will be submitted for abbreviated review at a later date.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(1)d.2.i-ii. Pensacola Historic District; Procedure for review; Decisions; General consideration & Rules governing decisions.

Sec. 12-3-10(1)e.6.ii. PHD; Regulations and guidelines for any development within the historic zoning districts; Landscaping.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials

Version 2.0 7/92

Site #8 ES01259
Recorder #
Field Date 5 / 2 / 95
Form Date 7 / 24 / 95

Original
x Update

SITE NAMES (addr. if none) MUSEUM OF INDUSTRY [MULT. LIST. #8]
 SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY # 4758]
 NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

ADDRESS (Include N,S,E,W; st., ave., etc.) 200 E. ZARAGOZA ST.
CROSS STREETS nearest/between BETW. S. JEFFERSON AND S. COMMENDENCIA ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9004-001-011
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK LETTERED LOTS LOT NO. J, K
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 46 1/4 1/4-1/4 IRREG. SECT.? y n
[UTM: ZONE 16 17 EASTING 1 1 1 0 NORTHING 1 1 1 0]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

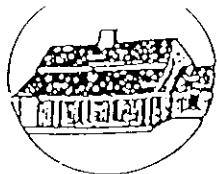
STYLE MASO EXTERIOR PLAN RECT NO. STORIES 1
 STRUCTURAL SYSTEMS MASO
 FOUNDATION: Types SLAB Materials ~~CONC~~ PCCO
 EXTERIOR FABRICS BRIC/ STUC
 ROOF: Types FLAT Materials SHCO
 Secondary strucs. (dormers etc.) _____
 CHIMNEY : No. _____ Materials _____ LOCATIONS _____
 WINDOWS (types, materials, and placements) _____

MAIN ENTRANCE (stylistic details) _____
 PORCHES: #open _____ #closed _____ #incised _____ Locations _____
 Porch roof types _____
 EXTERIOR ORNAMENT _____

INTERIOR PLAN _____ CONDITION: Xexcellent good fair deteriorated ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) Scommercial residential institutional rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features) _____

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? y n (No-explain; yes-attach!)

NARRATIVE (E.g., description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)

**HISTORY**CONSTRUCTION DATE 1874 CIRCA yes noARCHITECT: (last name first) UNKNOWNBUILDER: (last name first) UNKNOWNMOVES yes no Dates _____ Orig. addr. _____ALTERATIONS yes no Dates _____ Nature _____ADDITIONS yes no Dates _____ Nature _____ORIGINAL USES (give dates) COMMERCIAL - BSTO

INTERMEDIATE USES (give dates) _____

PRESENT USES (give dates) INSTITUTIONAL - MUSEOWNERSHIP HISTORY (especially original owner) A. F. WARREN (ORIGINAL)

STATE OF FLORIDA (CURRENT) _____

SURVEYOR'S EVALUATION OF SITEPotentially elig. for local designation? yes no insuff. infoIndividually elig. for Nat. Register? yes no insuff. infoPotential contributor to NR district? yes no insuff. info

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.

Location of negatives/neg. nos. R2, F17-18**RECORDER**NAME (last first)/ADDR/PHONE/AFFILIATION HPPBFOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DIR USE ONLY		OFFICIAL EVALUATIONS				DIR USE ONLY	
NR DATE		KEEPER NR ELIGIBILITY	y	n	pe	n	Date
		SHPO NR ELIGIBILITY	y	n	pe	n	Date
DELIST DATE		LOCAL DESIGNATION					Date
		Local office					

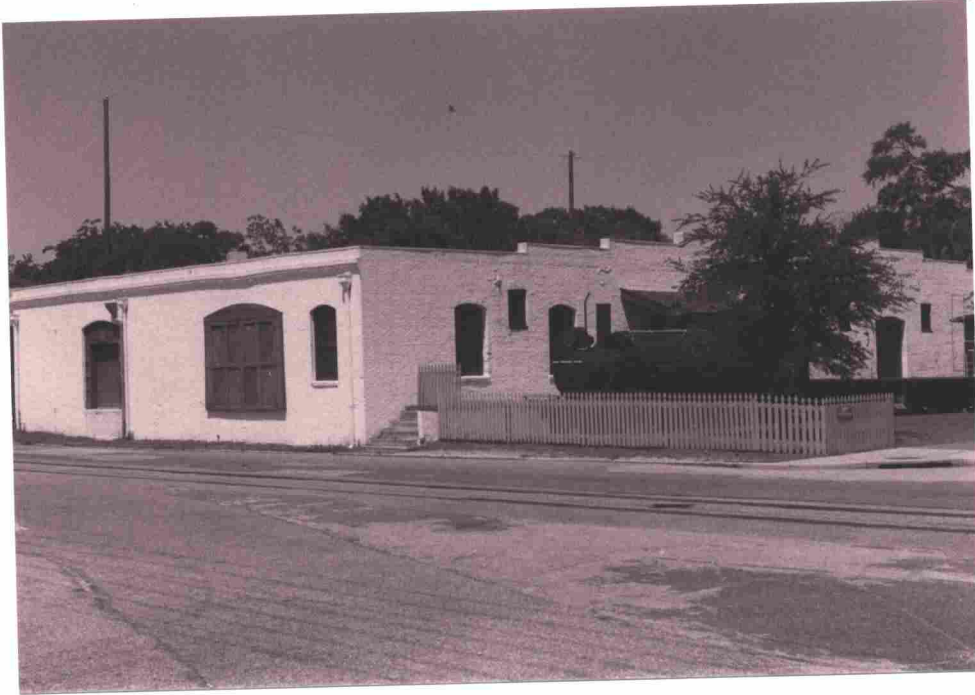
* y=Yes; n=No; pe=Potentially Eligible; n=Insufficient Information

REQUIRED:

(1) USGS MAP WITH STRUCTURE PINPOINTED

(2) LARGE SCALE STREET OR PLAT MAP

(3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAH RM 802 = =
1009 = =

Site No. ES 1259
Site Name Museum of West Florida 830 = = Survey Date 8210 820 = =
Address of Site: 200 E. Zaragoza St., Pensacola, FL 32501 905 = =
Instruction for locating On N side of E. Zaragoza St. between S.
Tarragona St. and S. Barracks St. 813 = =
Location: Old City Tract Lettered Lots "K" 868 = =
County: Escambia 808 = =
Owner of Site: Name: Trustees of Internal Improvement Fund of ;
Address: 200 E. Zaragoza St.
Pensacola, FL 32501 902 = =
Type of Ownership Government 848 = = Recording Date 832 = =
Recorder:
Name & Title: Moore-Popalis, Diane ;
Address: HPPB

Condition of Site: Integrity of Site: Original Use Commercial 838 = =
Check One Check One or More
☐ Excellent 863 = = ☒ Altered 858 = =
☒ Good 863 = = ☐ Unaltered 858 = =
☐ Fair 863 = = ☒ Original Site 858 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =
☐ Moved () (Date: X) 858 = =
Present Use Education 850 = =
Dates: Beginning C+ 1879 844 = =
Culture/Phase American 840 = =
Period 19th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More
☐ Zoning (X) 878 = = ☐ Transportation (X) 878 = =
☐ Development (X) 878 = = ☐ Fill (X) 878 = =
☐ Deterioration (X) 878 = = ☐ Dredge (X) 878 = =
☐ Borrowing (X) 878 = =
☐ Other (See Remarks Below): 878 = =

Areas of Significance: Architecture 910 = =

Significance:

The Hispanic Building houses the Museum of West Florida History. The northernmost section was built as a warehouse c+ 1879. Records indicate that Sewell C. Cobb, a leading businessman, owned the property in the name of Pensacola Ice Company. A southern addition was constructed by 1892, and the structure had reached its present dimensions. The 1903 Sanborn map indicates that the structure housed the New Orleans Grocery Company warehouse. The Levy-Hallmark Co. Inc., a wholesale produce business, occupied the building in the 1920's. The masonry vernacular building was restored in 1968. The museum's objective is to relate the story of the early settlement of this area.

911 = =

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Masonry vernacular 964 ==
 PLAN TYPE Rectangular 966 ==
 EXTERIOR FABRIC(S) Brick: common bond 854 ==
 STRUCTURAL SYSTEM(S) Masonry: brick with tierods 856 ==
 PORCHES Shed roof with wood shingles 942 ==
 FOUNDATION: Continuous: brick 942 ==
 ROOF TYPE: Flat roof with stepped parapet 942 ==
 SECONDARY ROOF STRUCTURE(S): - 942 ==
 CHIMNEY LOCATION: - 942 ==
 WINDOW TYPE: DHS, 6/6, wood # casement, 4 lights, 6 lights, 942 ==
 CHIMNEY: - 882 ==
 ROOF SURFACING: Built-up 882 ==
 ORNAMENT EXTERIOR: Relieving arches over windows # tie rod 882 ==
 NO. OF CHIMNEYS 0 952 == NO. OF STORIES 1 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 Min Pensacola 1970 809 ==
 Latitude and Longitude: " " " " 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==

LOCATION SKETCH OR MAP

N

Township	Range	Section
2S	30W	46

UTM Coordinates:

Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P.82.40 Frame 26, 860 ==
P.82.31 Frames 9 and 10

Contact Print

200 E. Zarragossa Street





**Architectural Review Board Application
Full Board Review**

Application Date: 4-3-24

Project Address: 210 E Zaragoza
Applicant: Ross Pristera
Applicant's Address: 120 Church Street, Pensacola, FL 32502
Email: rpristera@uwf.edu **Phone:** 595-5985
Property Owner: UWF Historic Trust

District: ☒ **PHD** ☐ **NHPD** ☐ **OEHPD** ☐ **PHBD** ☐ **GCD**
(If different from Applicant)

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
☒ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

The UWF Historic Trust is seeking final review for internal walkway modifications and a new entrance gate to the Historic Village. The current walkways are uneven, use a variety of materials, and are not easy to navigate. The updated walkways will use a standard brick, have a level surface, and add usable area in the Historic Village. The main entry gate to the Historic Village will be changed to help visitors find the entrance. The gate and part of the fence will be pushed back and a stone column with signage will mark the entrance.

Signage is not included in this package.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and unders that I must be present on the date of the Architectural Review Board meeting.


Applicant Signature

4-22-24

Date



Photo 1. Existing entrance on Zaragoza Street looking north. Sidewalk uses wire cut clay brick, Glen Gery, Full Range 2-1.



Photo 2: Existing entrance looking south. Note two different brick types: wire cut clay brick (Glen Gery, Full Range 2-1) and concrete paver.



Photo 3: Center of Historic Village looking north.

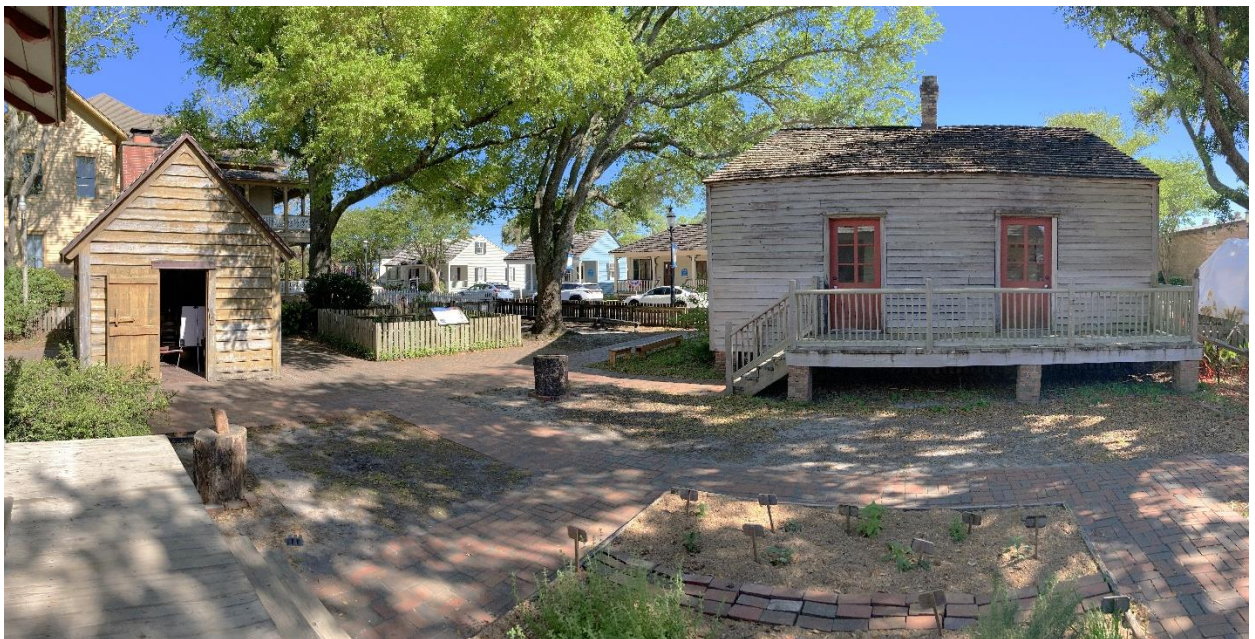


Photo 4: Area between LaValle House and Julee Cottage looking south.

Current Condition: Narrow brick path leading from the Kitchen House to the Museum of Industry. Raised planting bed that is mostly shaded. Sand and dirt on either side of the paths that form large puddles when it rains.



Photo 5: Area between LaValle House and Julee Cottage looking north.



Photo 6: North side of Kitchen House where school tours are held. Constant traffic has killed the grass. Note the two different brick types: wire cut clay brick (Glen Gery, Full Range 2-1) and concrete paver.

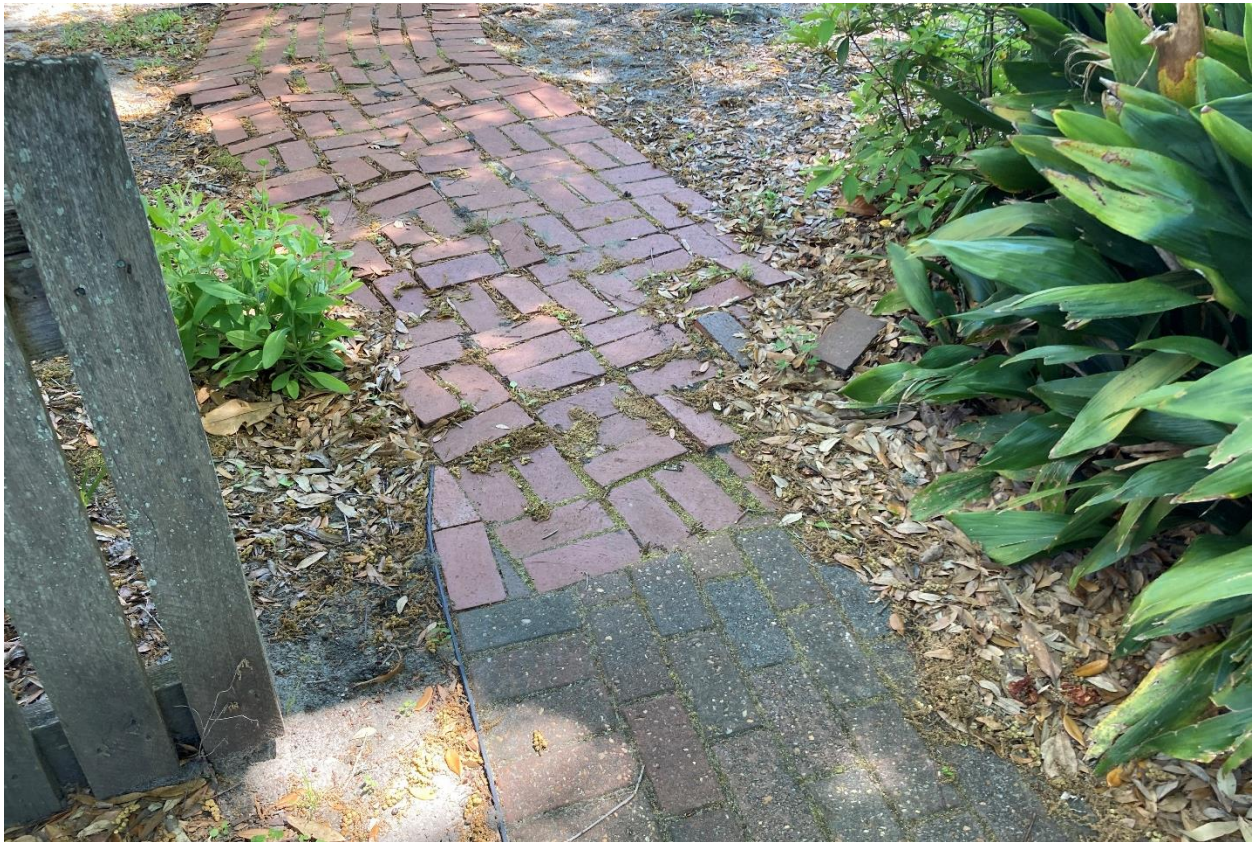


Photo 7: Pathway leading from the Kitchen House to the Lear House. Concrete pavers and single-color wire cut clay brick.



Photo 8: Pathway leading to the Lear House.



Photo 9: Front of the Lear House. The black and white pavers with a concrete edging will remain and the two different brick types will be replaced.



Photo 10: Pathway leading from the Lear House to the Pfeffer House.



Photo 11: Pathway leading to the Pfeiffer House and to the Lear House, looking west.



Photo 12: Two different walkway types: wire cut clay brick (Glen Gery Full, Range 2-1) and stamped concrete with brick pattern. The concrete sidewalk cracked and sections lifted from tree roots.

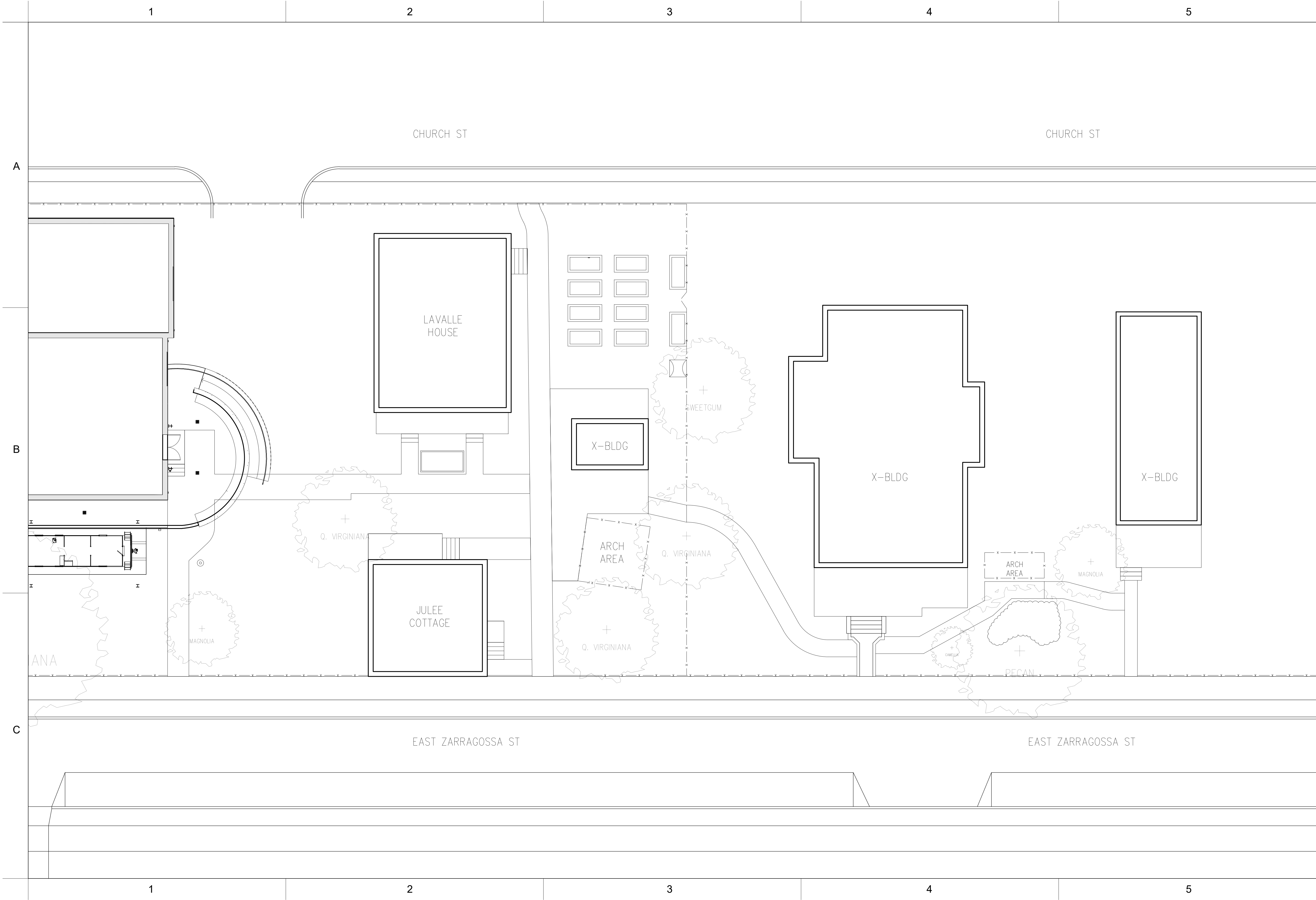
There are a total of four pathway material types: 1. Wire cut clay brick single-color
2. Wire cut clay brick full range 3. Concrete pavers 4. Stamped concrete

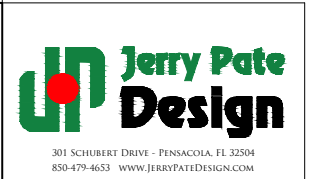
Preference is to match existing Zaragoza Street sidewalks that use wire cut clay brick Glen Gery, Full Range 2-1.



Full Range 2-1 Paver

Brick selection for all pathways. This matches the Zaragoza Street sidewalk and is currently used in sections of the Historic Village.





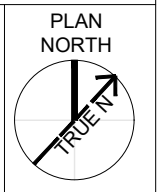
21 SCHUBERT DRIVE, PENSACOLA, FL 32502
850-479-4833 WWW.JERRYPATDESIGN.COM

GRAPHIC SCALE

0 5' 10' 20'

1 IN = 10 FT

PLAN NORTH



UWF MUSEUMS

210 E ZARAGOZA ST, PENSACOLA, FL 32502

EXISTING CONDITIONS

SIGNATURE BLOCK

REV	ISSUE PURPOSE / DATE

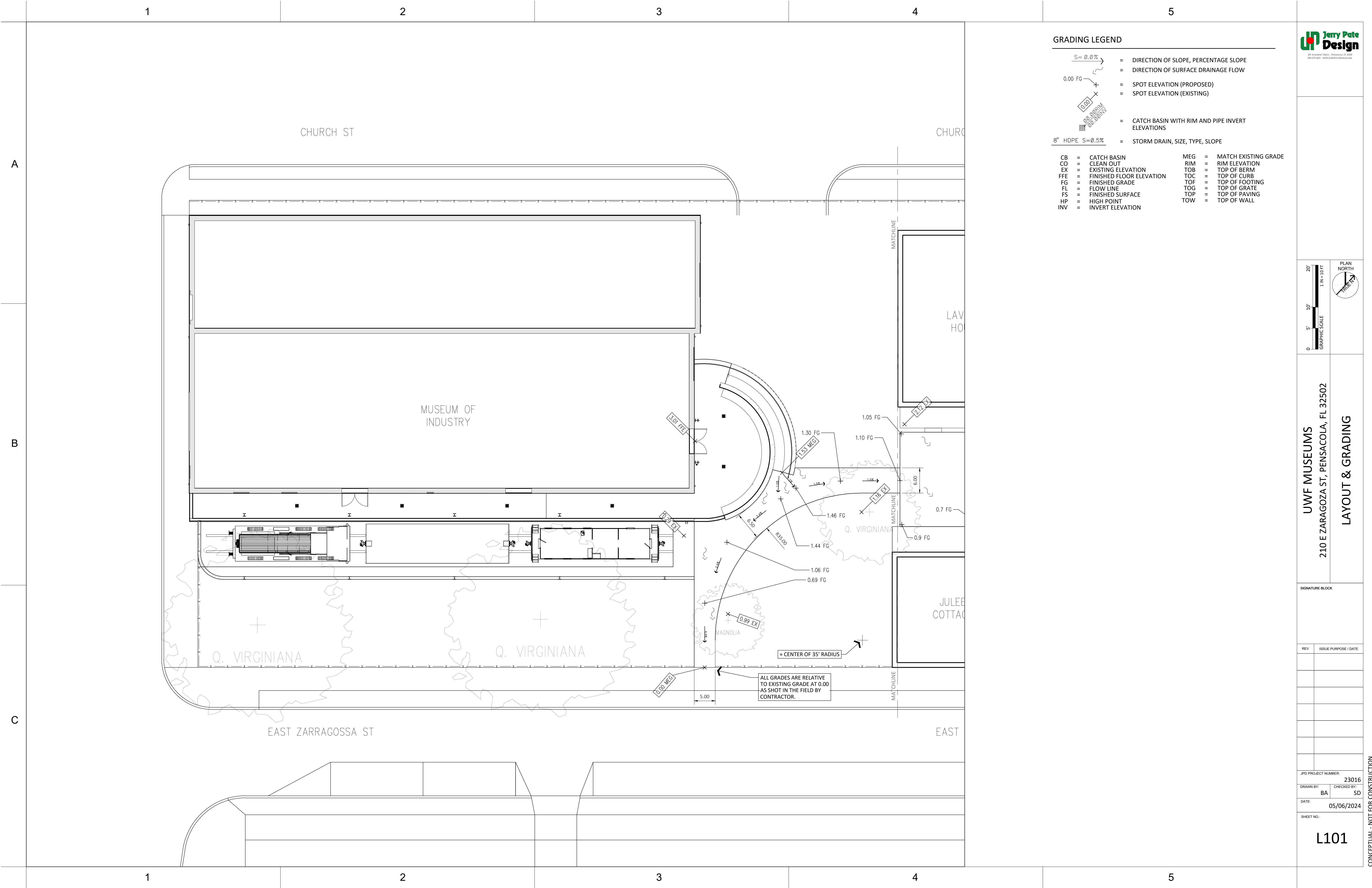
JPD PROJECT NUMBER: 23016

DRAWN BY: BA	CHECKED BY: SD
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DATE: 05/06/2024

SHEET NO.: L002

CONCEPTUAL - NOT FOR CONSTRUCTION



GRADING LEGEND

= DIRECTION OF SLOPE, PERCENTAGE SLOPE

= DIRECTION OF SURFACE DRAINAGE FLOW

= SPOT ELEVATION (PROPOSED)

= SPOT ELEVATION (EXISTING)

= CATCH BASIN WITH RIM AND PIPE INVERT ELEVATIONS

= STORM DRAIN, SIZE, TYPE, SLOPE

CB

=

CATCH BASIN

CO

=

CLEAN OUT

EX

=

EXISTING ELEVATION

FFE

=

FINISHED FLOOR ELEVATION

FG

=

FINISHED GRADE

FL

=

FLOW LINE

FS

=

FINISHED SURFACE

HP

=

HIGH POINT

INV

=

INVERT ELEVATION

MEG

=

MATCH EXISTING GRADE

RIM

=

RIM ELEVATION

TOB

=

TOP OF BERM

TOC

=

TOP OF CURB

TOF

=

TOP OF FOOTING

TOG

=

TOP OF GRATE

TOP

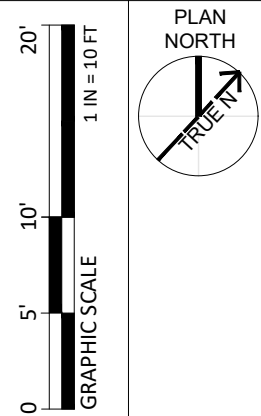
=

TOP OF PAVING

TOW

=

TOP OF WALL



UWF MUSEUMS
210 E ZARAGOZA ST, PENSACOLA, FL 32502
LAYOUT & GRADING

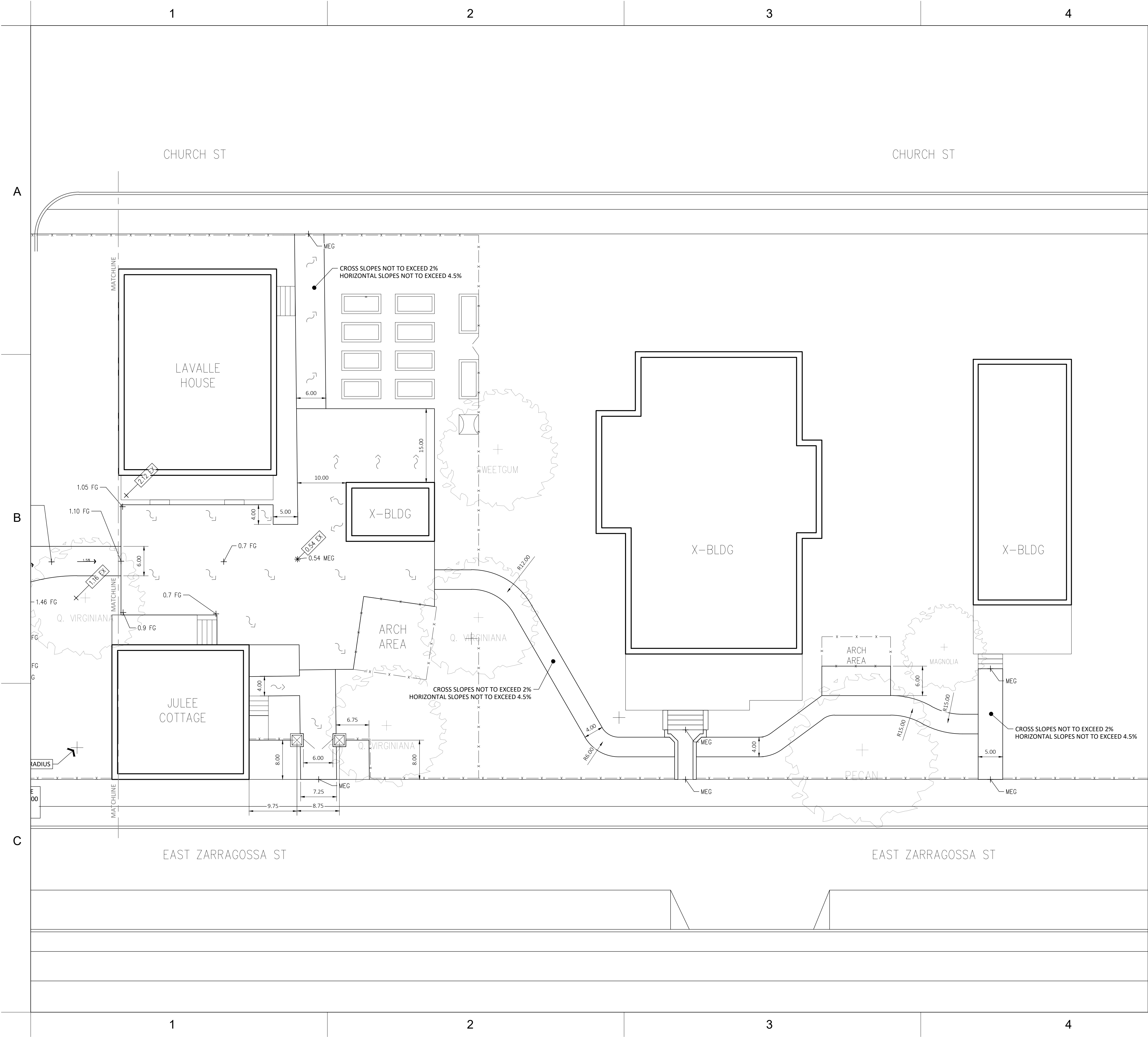
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REV	ISSUE PURPOSE / DATE

JPD PROJECT NUMBER: 23016	
DRAWN BY: BA	CHECKED BY: SD
DATE: 05/06/2024	
SHEET NO.:	

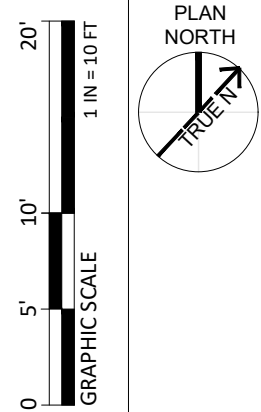
L101

CONCEPTUAL - NOT FOR CONSTRUCTION



GRADING LEGEND

- $S = 0.0\%$ = DIRECTION OF SLOPE, PERCENTAGE SLOPE
0.00 FG = DIRECTION OF SURFACE DRAINAGE FLOW
10.00 = SPOT ELEVATION (PROPOSED)
10.00 = SPOT ELEVATION (EXISTING)
10.00 = CATCH BASIN WITH RIM AND PIPE INVERT ELEVATIONS
8" HDPE S=0.5% = STORM DRAIN, SIZE, TYPE, SLOPE
- | | | | | | |
|-----|---|--------------------------|-----|---|----------------------|
| CB | = | CATCH BASIN | MEG | = | MATCH EXISTING GRADE |
| CO | = | CLEAN OUT | RIM | = | RIM ELEVATION |
| EX | = | EXISTING ELEVATION | TOB | = | TOP OF BERM |
| FFE | = | FINISHED FLOOR ELEVATION | TOC | = | TOP OF CURB |
| FG | = | FINISHED GRADE | TOF | = | TOP OF FOOTING |
| FL | = | FLOW LINE | TOG | = | TOP OF GRATE |
| FS | = | FINISHED SURFACE | TOP | = | TOP OF PAVING |
| HP | = | HIGH POINT | TOW | = | TOP OF WALL |
| INV | = | INVERT ELEVATION | | | |



UWF MUSEUMS
210 E ZARAGOZA ST, PENSACOLA, FL 32502
LAYOUT & GRADING

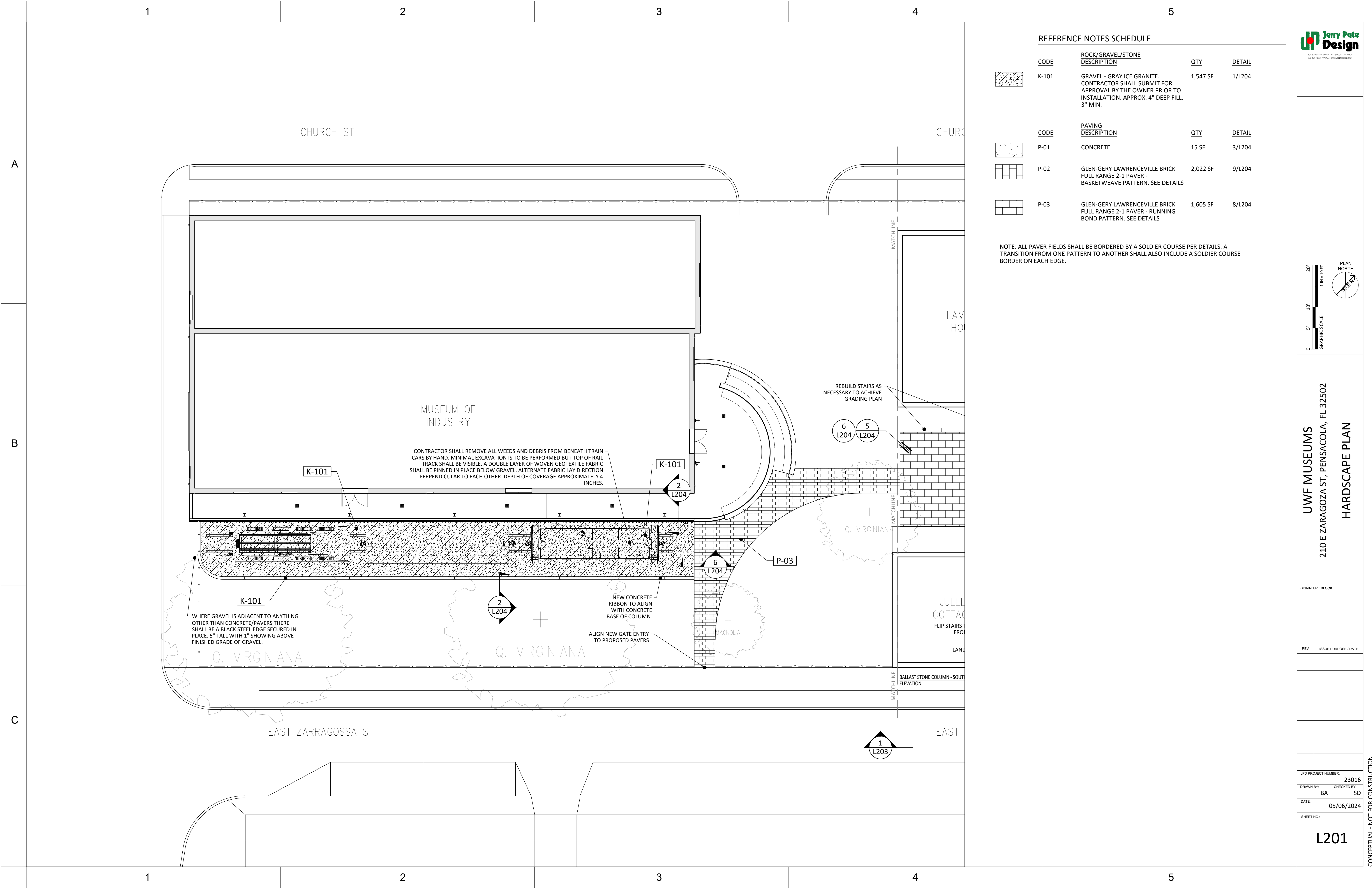
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REV	ISSUE PURPOSE / DATE

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DRAWN BY: BA	CHECKED BY: SD
DATE: 05/06/2024	
SHEET NO:	

L102

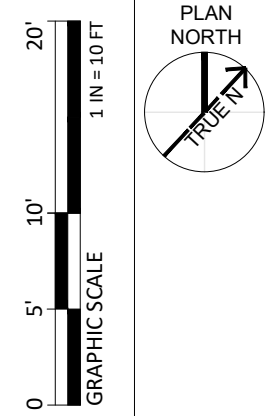
CONCEPTUAL - NOT FOR CONSTRUCTION



REFERENCE NOTES SCHEDULE

CODE	ROCK/GRAVEL/STONE DESCRIPTION	QTY	DETAIL
K-101	GRAVEL - GRAY ICE GRANITE. CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION. APPROX. 4" DEEP FILL. 3" MIN.	1,547 SF	1/L204
P-01	CONCRETE	15 SF	3/L204
P-02	GLEN-GERY LAWRENCEVILLE BRICK FULL RANGE 2-1 PAVER - BASKETWEAVE PATTERN. SEE DETAILS	2,022 SF	9/L204
P-03	GLEN-GERY LAWRENCEVILLE BRICK FULL RANGE 2-1 PAVER - RUNNING BOND PATTERN. SEE DETAILS	1,605 SF	8/L204

NOTE: ALL PAVER FIELDS SHALL BE BORDERED BY A SOLDIER COURSE PER DETAILS. A TRANSITION FROM ONE PATTERN TO ANOTHER SHALL ALSO INCLUDE A SOLDIER COURSE BORDER ON EACH EDGE.



UWF MUSEUMS
210 E ZARAGOZA ST, PENSACOLA, FL 32502
HARDSCAPE PLAN

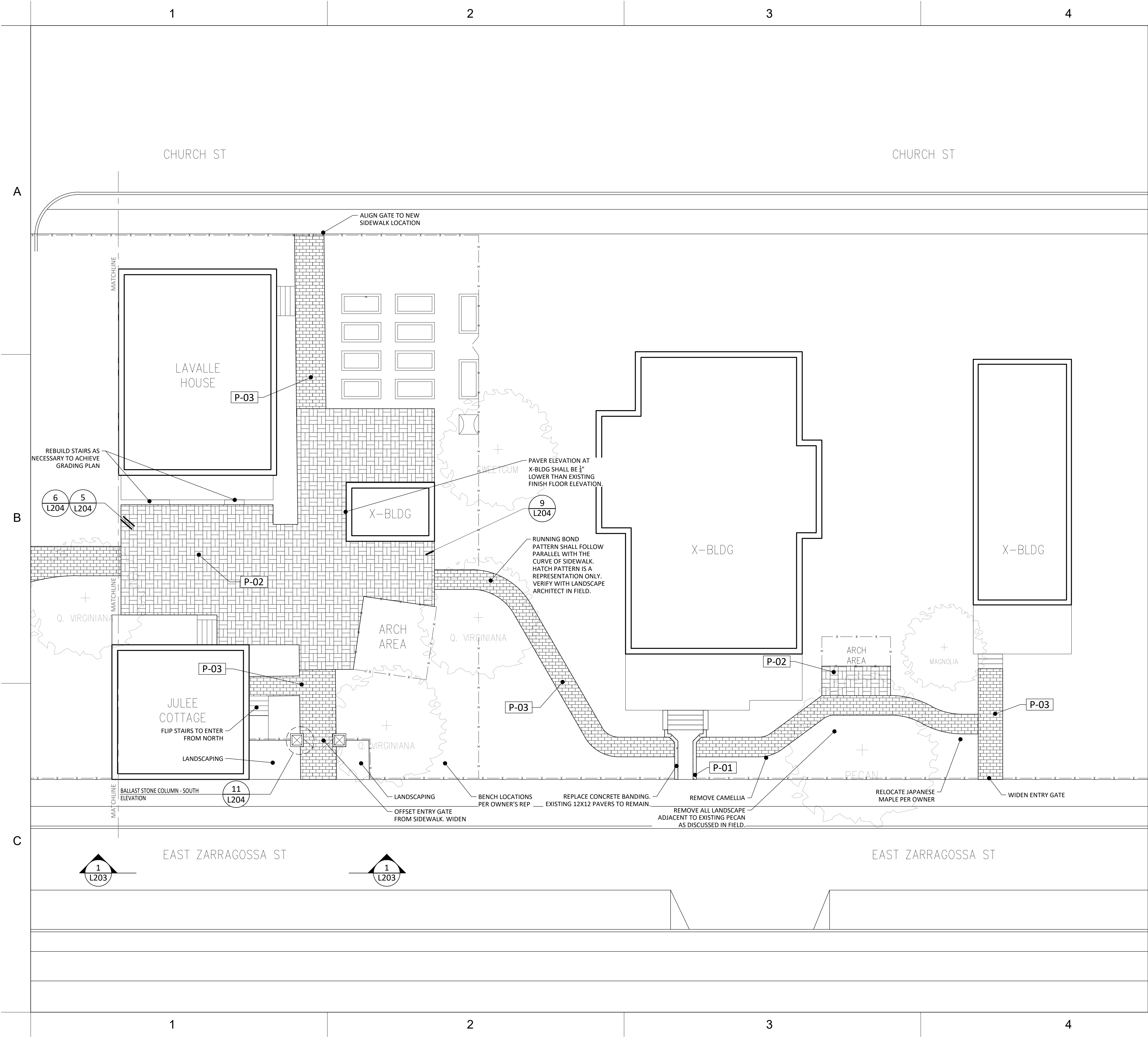
SIGNATURE BLOCK

REV	ISSUE/PURPOSE / DATE

JPD PROJECT NUMBER: 23016	
DRAWN BY: BA	CHECKED BY: SD
DATE: 05/06/2024	
SHEET NO.:	

L201

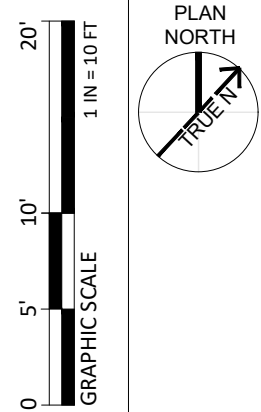
CONCEPTUAL - NOT FOR CONSTRUCTION



REFERENCE NOTES SCHEDULE

CODE	ROCK/GRAVEL/STONE DESCRIPTION	QTY	DETAIL
K-101	GRAVEL - GRAY ICE GRANITE. CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION. APPROX. 4" DEEP FILL. 3" MIN.	1,547 SF	1/L204
P-01	CONCRETE	15 SF	3/L204
P-02	GLEN-GERY LAWRENCEVILLE BRICK FULL RANGE 2-1 PAVER - BASKETWEAVE PATTERN. SEE DETAILS	2,022 SF	9/L204
P-03	GLEN-GERY LAWRENCEVILLE BRICK FULL RANGE 2-1 PAVER - RUNNING BOND PATTERN. SEE DETAILS	1,605 SF	8/L204

NOTE: ALL PAVER FIELDS SHALL BE BORDERED BY A SOLDIER COURSE PER DETAILS. A TRANSITION FROM ONE PATTERN TO ANOTHER SHALL ALSO INCLUDE A SOLDIER COURSE BORDER ON EACH EDGE.



UWF MUSEUMS
210 E ZARAGOZA ST, PENSACOLA, FL 32502
HARDSCAPE PLAN

SIGNATURE BLOCK

REV ISSUE PURPOSE / DATE

JPD PROJECT NUMBER: 23016

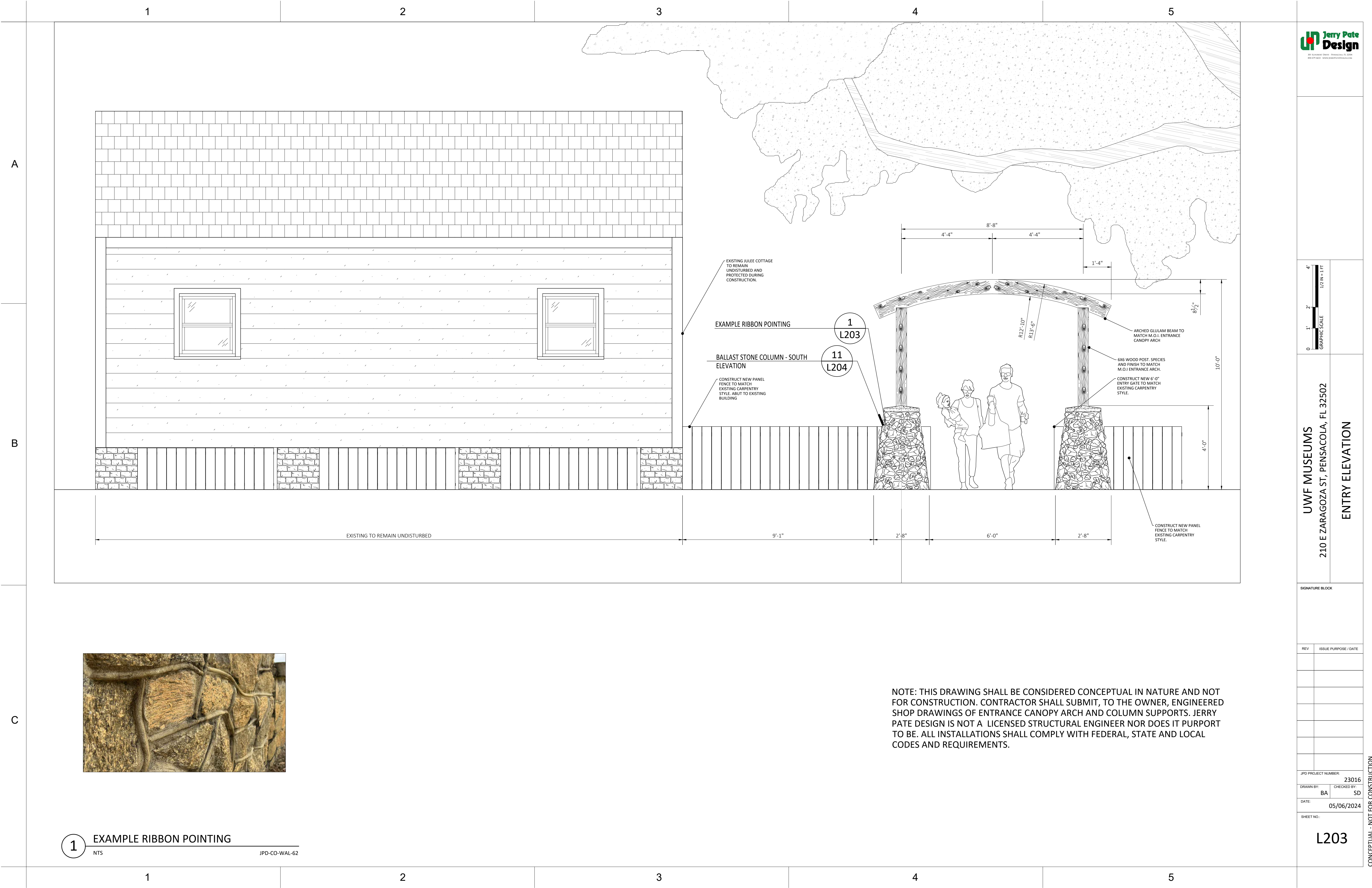
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DATE: 05/06/2024

SHEET NO.:

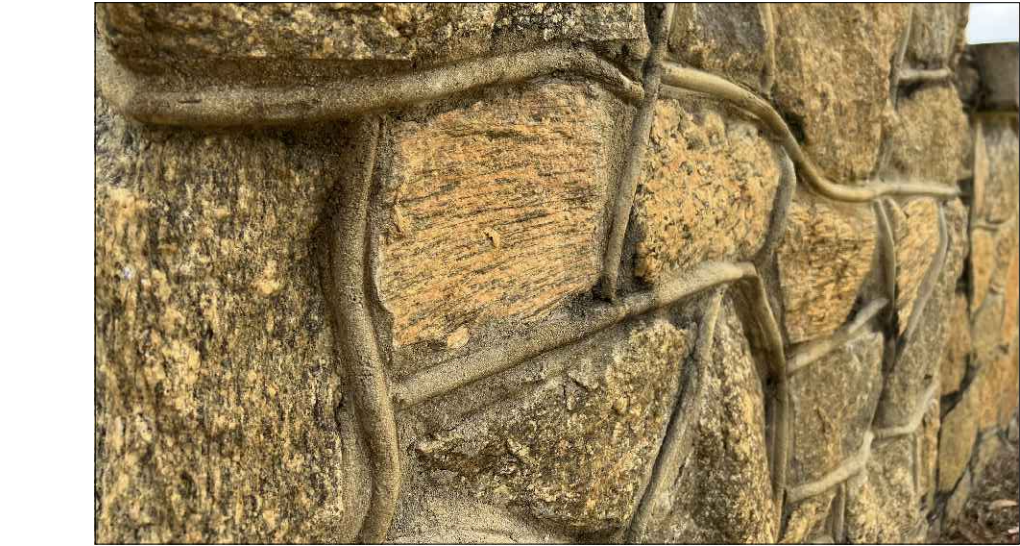
L202

CONCEPTUAL - NOT FOR CONSTRUCTION



REV	ISSUE PURPOSE / DATE

JPD PROJECT NUMBER: 23016	
DRAWN BY: BA	CHECKED BY: SD
DATE: 05/06/2024	
SHEET NO.:	



1 EXAMPLE RIBBON POINTING
NTS JPD-CO-WAL-62

